P-13-4-M-22 A PARCEL IN NW1/4 OF N1/4 OF SECT 34 CONT 8.84 AC ALSO A PART OF

VAUSE BOBBY C II/VAUSE WESLEY M
1880 CURTIS MILL RD
SOPCHOPPY, FL 32358

**2024**

**34-5S-03W-000-01248-004**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | 5 | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 000 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

CURTIS MILL RD, SOPCHOPPY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 11/28/2016 MMSR |
| INC DATE | | AG DATE | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 66,300 |
| TOTAL MARKET VALUE | 2,873 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,873 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,873 |
| TOTAL JUST VALUE | 66,300 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 0 |

CORRECT LAND LINE

5 YR PARCEL CHECK - NO CHANGES

2022 AG RENEWAL RECD

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1263/0137 | 4/22/2022 | QC | U | V | 30 | 100 |
| GRANTOR: VAUSE BOBBY C SR & LO | | | | | | |
| GRANTEE: VAUSE BOBBY C II & | | | | | | |
| 0223/0267 | 12/01/1993 | QC | U | V | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 005970 | A | TIMBER MIX 1 | 0 | | | 0.00 | 0.00 | 8.84 | AC | | 1.00 | 1.00 | 1.00 | 325.00 | 325.00 | 2,873 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 04/11/2021 BY GEJS Total Acres: 8.84 Total Land Value: 2,873 Market: 66,300 Agricultural: 2,873 Common: 0 PRINTED 04/08/2026 BY SYS