35-5S-3W P-4-M-28
PARCEL KNOWN AS TRACT 2
IN E 1/2 OF NE 1/4 OF SW 1/4

GALEENER DAWN R
2263 CURTIS MILL RD
SOPCHOPPY, FL 32358

2024

35-5S-03W-000-01277-000

BUILDING CHARACTERISTICS

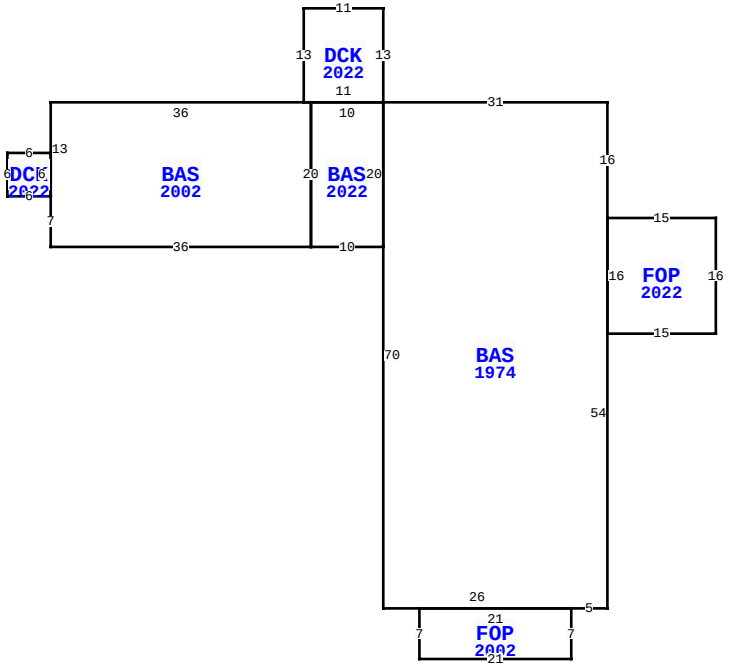
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	11	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	02	MIN PLYWD 80
Interior Floo	11	CLAY TILE 20
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		3.5 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
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
BAS	2,170	100	1974	2,170	185,947
BAS	720	100	2002	720	61,697
BAS	200	100	2022	200	17,138
DCK	36	10	2022	4	343
DCK	143	10	2022	14	1,200
FOP	147	30	2002	44	3,770
FOP	240	30	2022	72	6,170
TOTALS	3,656			3,224	276,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,224	110.0000	104.50	336,908	1974	2005	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2023 Heated Area: 3090 HX Base Yr 2023



BLD DATE	08/28/2019 MMAK	LGL DATE	
XF DATE	03/04/2020 MMJT	LAND DATE	03/04/2020 MMJT
INC DATE		AG DATE	

2263 CURTIS MILL RD, SOPCHOPPY

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
1	0770	PUMP HOUSE	0	100	8	8	64.00	SF	5.00	5.00	100	2002	2002	3	0	0	
2	0211	CONCRETE W	0	100	0	0	2,220.00	SF	6.00	6.00	100	2002	2002	3	20	2,664	
3	0080	4' CHAINLI	0	100	0	0	264.00	LF	13.00	13.00	100	2009	2009	3	39	1,338	
4	0620	WOOD UTL B	0	100	12	12	144.00	SF	6.00	6.00	100	2008	2008	3	34	294	
5	0211	CONCRETE W	0	100	38	6	228.00	SF	6.00	6.00	100	1993	1993	3	20	274	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		276,265
TOTAL MARKET OB/XF VALUE		4,570
TOTAL LAND VALUE - MARKET		16,920
TOTAL MARKET VALUE		297,755
SOH/AGL Deduction		101,789
ASSESSED VALUE		195,966
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,966
TOTAL JUST VALUE		297,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,258

FR PRMT CK DELETE SPCD 10/17/2023
SAYS SHOULD BE COMPLETE BY END OF 2023
INT, BEDS, ADD 50% PD FOR INTERIOR WORK OWNER
CARD 1 CHG EYB, CHG EXW, QUALITY, RCVR, BATHS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-001029	INTER RENO-CC	0	11/29/2022
20000047	DEMO-CO	0	01/14/2020
19000967	RENOV-CC	0	08/09/2019
28882	PLUM	0	04/09/2002
28530	AC	0	01/08/2002
18276	N/A	0	03/14/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1285/0791	10/03/2022	WD	Q	I	01	274,285
GRANTOR: TINGHITELLA JAMES & T						
GRANTEE: GALEENER DAWN R						
0963/0765	3/04/2015	WD	Q	I	01	80,000
GRANTOR: OCHLOCKONEE CHRISTIAN						
GRANTEE: TINGHITELLA JAMES &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1974] W31DCK=[YR=2022] N13 W11 S13 E11$
BAS=[YR=2022] W10 S20 BAS=[YR=2002] N20 W36 S13
DCK=[YR=2022] N6 W6 S6 E6$ S7 E36$ E10 N20$ S70 E26
FOP=[YR=2002] W21 S7 E21 N7 $ E5 N54 FOP=[YR=2022] S16 E15
N16 W15$ N16$.

LAND DESCRIPTION

TOTAL OB/XF 4,570

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	000100	C	SFR	100			0.00	0.00	3.76	AC		1.00	1.00	0.60	7,500.00	4,500.00	16,920							

REVIEW DATE 10/17/2023 BY FRLW Total Acres: 3.76 Total Land Value: 16,920 Market: 0 Agricultural: 0 Common: 16,920 PRINTED 04/01/2026 BY SYS