35-5S-3W P-7-M-28
S 1/2 OF SW 1/4 OF NW 1/4 OF
LESS 2.30 AC FOR R/W ALSO A

DAUGHTRY WILLIE C/DAUGHTRY JOANN
43 CHRISTY LANE
SOPCHOPPY, FL 32358

2024

35-5S-03W-000-01280-000

BUILDING CHARACTERISTICS

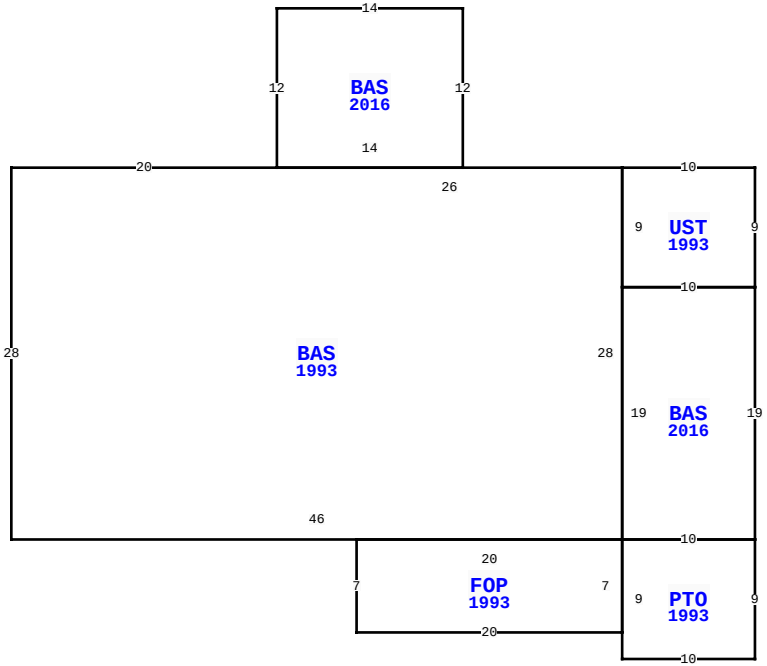
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	19	COMMON BRK 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	5000	IMPRVD AG RES
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	1,288	100	1993	1,288	58,831
BAS	168	100	2016	168	7,674
BAS	190	100	2016	190	8,678
FOP	140	30	1993	42	1,918
PTO	90	5	1993	4	183
UST	90	45	1993	40	1,827
TOTALS	1,966			1,732	79,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,732	120.2000	114.19	197,777	1960	1960	0	0	0	60.00	40.00

1 SINGLE FAM 0% - 0 Heated Area: 1646 HX Base Yr



BLD DATE	08/29/2018	MMTP	LGL DATE
XF DATE	02/10/2014	MMSR	LAND DATE 08/29/2018 MMTP
INC DATE			AG DATE

2083 CURTIS MILL RD, SOPCHOPPY

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	79,111
TOTAL MARKET OB/XF VALUE	3,351
TOTAL LAND VALUE - MARKET	115,750
TOTAL MARKET VALUE	104,011
SOH/AGL Deduction	0
ASSESSED VALUE	104,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,011
TOTAL JUST VALUE	198,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,061

5YR CK MM DEMO XFOB 0940
2022 AG RENEWAL RECD
2021 AG RENEWAL RECD
5 YR PRCL CHK, CORR EXW AND BED/BATH CORR TRA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000213	RE-ROOF-CO	0	03/09/2016
2013790	ENCLOSURE	0	11/08/2013
022993	N/A	0	12/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 BAS=[YR=2016] E14 N12 W14 S12$ W20 S28 E46 FOP=[YR=1993] W20 S7 E20 N7$ PTO=[YR=1993] S9 E10 N9 W10$ BAS=[YR=2016] E10 N19 W10 UST=[YR=1993] E10 N9 W10 S9$ S19$ N28$.

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	0940	OPEN SHED	0	0	16	10	160.00	SF	4.00	4.00	100	1980	1980	3	20	128	
2	0620	WOOD UTL B	0	0	16	12	192.00	SF	6.00	6.00	100	1980	1980	3	20	230	
3	0940	OPEN SHED	0	0	16	9	144.00	SF	4.00	4.00	100	1980	1980	3	20	115	
4	0700	PORT BLDG	0	0	20	10	200.00	SF	8.00	8.00	100	2011	2011	3	76	1,216	
5	0700	PORT BLDG	0	0	14	10	140.00	SF	8.00	8.00	100	2014	2014	3	82	918	
6	0055	PORTABLE C	0	0	20	20	400.00	SF	3.00	3.00	100	2014	2014	3	62	744	

LAND DESCRIPTION

TOTAL OB/XF 3,351

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	000110	C	SFR RURAL	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	20.15	AC		1.00	1.00	1.00	325.00	325.00	6,549							

REVIEW DATE 11/28/2022 BY MMLW Total Acres: 21.15 Total Land Value: 21,549 Market: 100,750 Agricultural: 6,549 Common: 15,000 PRINTED 06/10/2026 BY SYS