35-5S-03W A PRCL IN THE SW 1/4 OF SEC 35 BEING 10.33 AC M/L
OR 1237 P 276 OR 127 P 160

PATERSON ROBERT STEPHEN/PATERSON JENNIFER ANN
2083 CURTIS MILL RD
SOPCHOPPY, FL 32358

**2024**

**35-5S-03W-000-01282-002**

## BUILDING CHARACTERISTICS

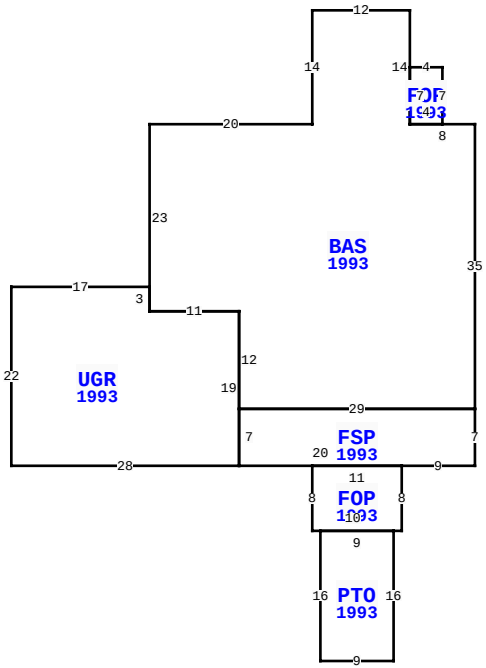
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 01 | WOOD FRAME 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 04 | SINGLE SID 90 |
| Exterior Wall | 19 | COMMON BRK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 03 | CONC FINSH 30 |
| Heating Type | 01 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Story Height | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 02 | BELOW 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 | 1,436 | 100 | 1993 | 1,436 | 19,202 |
| FOP | 28 | 30 | 1993 | 8 | 107 |
| FOP | 88 | 30 | 1993 | 26 | 348 |
| FSP | 203 | 55 | 1993 | 112 | 1,498 |
| PTO | 144 | 5 | 1993 | 7 | 94 |
| UGR | 583 | 40 | 1993 | 233 | 3,116 |
| TOTALS | 2,482 | | | 1,822 | 24,364 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | PD | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,822 | 70.3800 | 66.86 | 121,819 | 1923 | 1945 | 0 | 00 | .02 | 60.00 | 20.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 1436 HX Base Yr




2171 CURTIS MILL RD, SOPCHOPPY

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 11/29/2021 | MMJS | LGL DATE | | |
| XF DATE | | | LAND DATE | 11/29/2021 | FRJS |
| 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 | 24,364 |
| TOTAL MARKET OB/XF VALUE | 3,827 |
| TOTAL LAND VALUE - MARKET | 94,305 |
| TOTAL MARKET VALUE | 46,223 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 46,223 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 46,223 |
| TOTAL JUST VALUE | 122,496 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 43,074 |

AG REINSTATED
2022 AG APP RECVD APPRVD
2022 PINE MGMT PLAN
CHG EYB, SFD NEEDS MAJOR INT & EXT WORK

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1287/0160 | 10/12/2022 | QC | U | I | 11 | 100 |
| GRANTOR: DAUGHTRY WILLIE C & J | | | | | | |
| GRANTEE: PATERSON ROBERT STE | | | | | | |
| 1237/0276 | 10/12/2021 | WD | Q | I | 01 | 70,000 |
| GRANTOR: MCCALL MELANIE J | | | | | | |
| GRANTEE: DAUGHTRY WILLIE C & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W8 FOP=[YR=1993] E4 N7 W4 S7 $ N14 W12 S14 W20 S23 E11 S12 E29 FSP=[YR=1993] W29 S7 UGR=[YR=1993] N19 W11 N3 W17 S22 E28$ E20 FOP=[YR=1993] W11 S8 E10 PTO=[YR=1993] W9 S16 E9 N16$ E1 N8$ E9 N7$ N35$ .

## 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 | 0130 | FIRE PLACE | 0 | 0 | 0 | 0 | 1.00 | UT | 1,300.00 | 1,300.00 | 100 | 1980 | 1980 | 3 | 20 | 260 | |
| 2 | 0620 | WOOD UTL B | 0 | 0 | 16 | 10 | 160.00 | SF | 6.00 | 6.00 | 100 | 1980 | 1980 | 3 | 20 | 192 | |
| 3 | 0940 | OPEN SHED | 0 | 0 | 21 | 11 | 231.00 | SF | 4.00 | 4.00 | 100 | 1980 | 1980 | 3 | 20 | 185 | |
| 4 | 0620 | WOOD UTL B | 0 | 0 | 20 | 16 | 320.00 | SF | 6.00 | 6.00 | 100 | 1980 | 1980 | 3 | 20 | 384 | |
| 5 | 0210 | CONCRETE D | 0 | 0 | 40 | 20 | 800.00 | SF | 6.00 | 6.00 | 100 | 1988 | 1988 | 3 | 20 | 960 | |
| 6 | 0210 | CONCRETE D | 0 | 0 | 35 | 10 | 350.00 | SF | 6.00 | 6.00 | 100 | 1980 | 1980 | 3 | 20 | 420 | |
| 7 | 0020 | BARN,FRAME | 0 | 0 | 29 | 16 | 464.00 | SF | 12.00 | 12.00 | 100 | 1960 | 1960 | 3 | 20 | 1,114 | |
| 8 | 0211 | CONCRETE W | 0 | 0 | 24 | 3 | 72.00 | SF | 6.00 | 6.00 | 100 | 1988 | 1988 | 3 | 20 | 86 | |
| 10 | 0700 | PORT BLDG | 0 | 0 | 10 | 6 | 60.00 | SF | 8.00 | 8.00 | 100 | 1990 | 1990 | 3 | 47 | 226 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,827

| 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 | 9.33 | AC | | 1.00 | 1.00 | 1.00 | 325.00 | 325.00 | 3,032 | | | | | | | |

REVIEW DATE 11/29/2021 BY MMJS Total Acres: 10.33 Total Land Value: 18,032 Market: 79,305 Agricultural: 3,032 Common: 15,000 PRINTED 04/08/2026 BY SYS