35-5S-3W 7.2 AC M/L AS DESC
IN OR 1250 P 691

NEW DIRECTION TRUST CO
5901 COLLEGE BLVD #100
OVERLAND PARK, KS 66211

2024

35-5S-03W-000-01282-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
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	
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	61,200
TOTAL MARKET VALUE	61,200
SOH/AGL Deduction	33,480
ASSESSED VALUE	27,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,720
TOTAL JUST VALUE	61,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,200

OWNERSHIP CHG PER RESEARCH INTO OR 1219 P 715, CON
5 YR PRCL CK NC MM
7.2 AC M/L PER DEED/SALE
OR 1250 P 691 NEW PRCL S/O FROM 01282-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1250/0691	10/12/2021	WD	Q	V	01	35,000

GRANTOR: MCCALL MELANIE JANE
GRANTEE: NEW DIRECTION TRUST

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

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	000000	C	VAC RES	0			0.00	0.00	7.20	AC		1.00	1.00	1.00	8,500.00	8,500.00	61,200							

REVIEW DATE 11/28/2022 BY MMLA Total Acres: 7.20 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 06/10/2026 BY SYS