

P-10-1-M-28 A TRACT LOCATED
 IN NE 1/4 OF THE SW 1/4 OF
 SECT.35 CONT. 1.17 AC M/L

BOWEN JAMES SHELTON III
 9471 WEXFORD RD
 JACKSONVILLE, FL 32257

2024

35-5S-03W-000-01284-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 11,700 TOTAL MARKET VALUE 11,700 SOH/AGL Deduction 3,913 ASSESSED VALUE 7,787 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,787 TOTAL JUST VALUE 11,700 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 11,700 5 YR PRCL CH, N/C 5 YR PRCL CH, N/C 5 YR PRCL CK, N/C ORDER OF SUMMARY ADMINISTRATION OR 677 P 322											
																				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											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1263/0351 4/13/2022 QC U V 11 100 GRANTOR: BOWEN MICHAEL GRANTEE: BOWEN JAMES SHELTON 1263/0349 4/01/2022 QC U V 11 100 GRANTOR: BOWEN CHRISTOPHER GRANTEE: BOWEN JAMES SHELTON											
																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 08/29/2019 MMJT											
TOTALS																				CURTIS MILL RD, SOPCHOPPY											
EXTRA FEATURES																															
L N	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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.17	AC		1.00	1.00	1.00	10,000.00	10,000.00	11,700														
REVIEW DATE 08/29/2019 BY MMJT Total Acres: 1.17 Total Land Value: 11,700 Market: 0 Agricultural: 0 Common: 11,700 PRINTED 04/08/2026 BY SYS																															