

P-10-3-M-28 A TRACT LOCATED
IN THE NE 1/4 OF THE SW 1/4 OF
SECT.35 CONT.1.17 AC M/L

BOWEN CHARLES
3308 STARRATT RD
JACKSONVILLE, FL 32226

2024

35-5S-03W-000-01284-003



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 9,945 TOTAL MARKET VALUE 9,945 SOH/AGL Deduction 2,158 ASSESSED VALUE 7,787 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,787 TOTAL JUST VALUE 9,945 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 11,700																													
																				COA PER JENN BOWEN REQUEST COA PER NCOA REPORT COA PER WAK TCO 5 YR PRCL CH, N/C																													
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			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																																	
LAND DESCRIPTION																				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	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	1.17	AC		1.00	1.00	1.00	8,500.00	8,500.00	9,945																																
REVIEW DATE 08/29/2019 BY MMJT Total Acres: 1.17 Total Land Value: 9,945 Market: 0 Agricultural: 0 Common: 9,945 PRINTED 04/08/2026 BY SYS																																																	