P-14-4-M-40-B
1.27 AC M/L IN THE W 1/2 OF
THE NW 1/4 OF THE SE 1/4 OF

JAMES KEVIN
67 DINOSAUR LANE
SOPCHOPPY, FL 32358

2024

04-5S-02W-000-02548-004

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

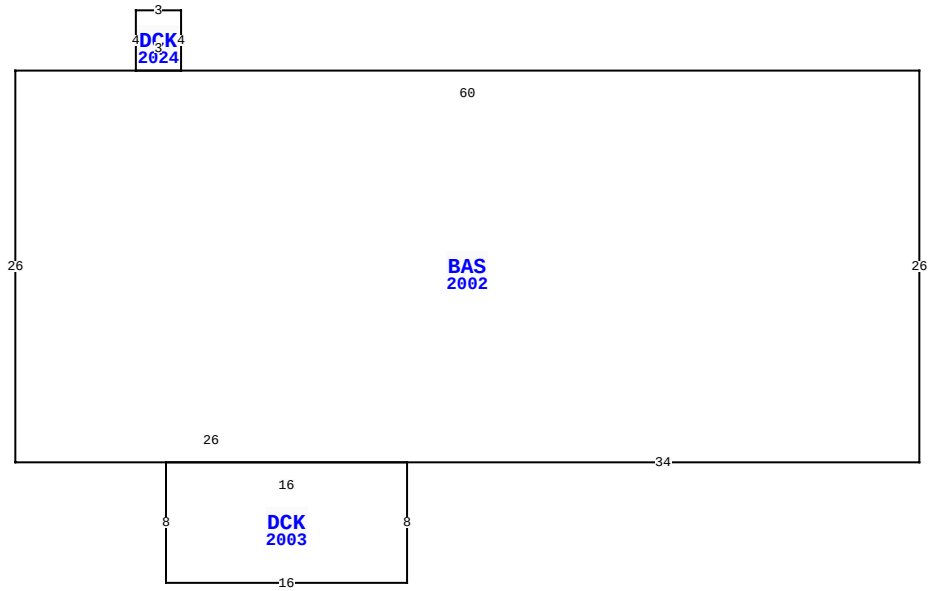
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Heating Type	04	AIR DUCTED 100
Air Condition	02	WINDOW 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0200	MOBILE HOME
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	1,560	100	2002	1,560	77,261
DCK	128	10	2003	13	644
DCK	12	10	2024	1	50
TOTALS	1,700			1,574	77,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,574	107.2000	75.04	118,113	2002	2006	0	0	0	34.00	66.00

1 MOBILE HOM 0% - 0 Heated Area: 1560 HX Base Yr



62 DINOSAUR LN, SOPCHOPPY

BLD DATE	08/28/2018	MMSR	LGL DATE	
XF DATE	08/28/2018	MMSR	LAND DATE	08/28/2018 MMSR
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	77,955
TOTAL MARKET OB/XF VALUE	3,068
TOTAL LAND VALUE - MARKET	9,525
TOTAL MARKET VALUE	90,548
SOH/AGL Deduction	21,509
ASSESSED VALUE	69,039
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,039
TOTAL JUST VALUE	90,548
NCON VALUE	50
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,717

MM 5YR CK PU DCK, CHG A/C, QUAL., & RCVR, INCR EYB
5 YR PRCL CH, N/C
PU XFOB LN 1-2, DEL XFOB LN 3
5 YR PRCL CH, PU FNDN & FRME, CHG FLOOR, QUAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001434	ROOF OVER	0	10/28/2019
29073	ELEC	0	05/23/2002
29035	DWMH	0	05/15/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1356/0265	4/17/2024	QC	U	I	11	100
GRANTOR: SCOTT DISHAWN M						
GRANTEE: JAMES KEVIN						
0959/0672	1/12/2015	QC	U	I	11	3,300
GRANTOR: TAFF MAYGEN						
GRANTEE: SCOTT DISHAWN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W60 S26 E26 E34 N26 $
DCK=[YR=2003;ORIG=-34,26] W16 S8 E16 N8 $
DCK=[YR=2024;ORIG=-52,-4] E3 S4 W3 N4 $
.

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	0210	CONCRETE D	0	0	34	27	918.00	SF	6.00	6.00	100	2011	2011	3	47	2,589	
2	0211	CONCRETE W	0	0	34	5	170.00	SF	6.00	6.00	100	2011	2011	3	47	479	
4	0525	UTL BLD <1	0	0	0	0	1.00	SF	0.00	0.00	100	2024	2023	AV	100	0	

LAND DESCRIPTION

TOTAL OB/XF 3,068

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	000201	C	MH	0			0.00	0.00	1.27	AC		1.00	1.00	1.00	7,500.00	7,500.00	9,525							

REVIEW DATE 08/25/2023 BY MMLW Total Acres: 1.27 Total Land Value: 9,525 Market: 0 Agricultural: 0 Common: 9,525 PRINTED 09/03/2025 BY SYS