4-5S-2W P-26-1-M-40B
IN S1/2 OF SW1/4 OF SEC 4
OR 57 P 957

FRANKLIN EDDIE L
40 E L FRANKLIN DR
SOPCHOPPY, FL 32358

2024

04-5S-02W-000-02559-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISCELLANEOUS	
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

14 P A SANDERS RD, SOPCHOPPY

BLD DATE	05/08/2007 MMFS	LGL DATE	
XF DATE	08/28/2018 MMJT	LAND DATE	08/28/2018 MMJT
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,064
TOTAL LAND VALUE - MARKET	5,100
TOTAL MARKET VALUE	15,164
SOH/AGL Deduction	2,083
ASSESSED VALUE	13,081
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,081
TOTAL JUST VALUE	15,164
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,464

MM SITE VISIT RQST, N/C
5 YR PRCL CK N/C - 2 MH SITE IS #8 P.A.SANDE
& 14 PA SANDERS RD
MISC, CHG XFOB LN 1 TO 2 UT,DEMO BLDG CARD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2007255	A/C	0	02/26/2007
2007185	DWMH - CO	0	02/07/2007
32775	WEATZAT	0	12/07/2004
023013	N/A	0	12/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0057/0957	8/01/1977	WD	U	V		2,400

GRANTOR:
GRANTEE:

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
1	0900	MH SITE	0	0	0	0	2.00	UT	5,000.00	5,000.00	100	2007	2007	3	100	10,000	
2	0060	DECK WOOD	0	0	8	8	64.00	SF	5.00	5.00	100	2004	2004	3	20	64	

LAND DESCRIPTION

TOTAL OB/XF 10,064

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	000700	C	MISC RES	0			0.00	0.00	0.68	AC		1.00	1.00	1.00	7,500.00	7,500.00	5,100							

REVIEW DATE 08/04/2022 BY MMLA Total Acres: 0.68 Total Land Value: 5,100 Market: 0 Agricultural: 0 Common: 5,100 PRINTED 05/13/2026 BY SYS