04-5S-2W P-30-1-M-40B
SE COR OF THE SW 1/4 OF SEC 4
OR 79 P 12 OR 330 P 664 DC

FRANKLIN EDDIE LEE/FRANKLIN FAYE
40 E L FRANKLIN DR
SOPCHOPPY, FL 32358

2024

04-5S-02W-000-02563-001

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

SOPCHOPPY HWY, SOPCHOPPY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/24/2018 MMSR
INC DATE		AG DATE	

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

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	0
TOTAL LAND VALUE - MARKET	1,400
TOTAL MARKET VALUE	1,400
SOH/AGL Deduction	0
ASSESSED VALUE	1,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,400
TOTAL JUST VALUE	1,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,400

5 YR CK, VCNT PRCL.

5 YR PRCL CH, N/C

ISAAC ALLEN JR DOD 2-9-1988 OR 330 P 664 DC

5 YR PRCL CK N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/0765	4/03/2023	WD	Q	V	05	45,000
GRANTOR: RANDOLPH HAZEL & WASH						
GRANTEE: FRANKLIN EDDIE LEE						
1307/0760	12/21/2022	PR	U	V	19	100
GRANTOR: ESTATE OF RUBY MAE AL						
GRANTEE: RANDOLPH HAZEL						

BUILDING NOTES

BUILDING DIMENSIONS

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	0.14	AC		1.00	1.00	1.00	10,000.00	10,000.00	1,400							

REVIEW DATE 01/08/2022 BY ITLA Total Acres: 0.14 Total Land Value: 1,400 Market: 0 Agricultural: 0 Common: 1,400 PRINTED 05/13/2026 BY SYS