

4-5S-2W P-56-M-40B
1 ACRE IN NE COR OF S 1/2
OF NW 1/4 OF SW 1/4

MCKINNEY RYAN S/MCKINNEY ALVIN
68 P A SANDERS RD
SOPCHOPPY, FL 32358

2024

04-5S-02W-000-02589-000

ELEMENT		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	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	10	LAMINATED 100	
Heating Type	04	AIR DUCTED 100	
Air Condition	03	CENTRAL 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Class	00	N/A 100	
Units		0 100	
Quality	08	FAIR	
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
BAS	1,152	100	2001
DCK	16	10	2012
DCK	16	10	2012
FSP	220	60	2012
USP	128	50	2012
TOTALS	1,532		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	100%	- 2012		90,287	1998	1998	0	0	45.00	55.00
Heated Area: 1152 HX Base Yr 2012											
BLD DATE	08/28/2018	MMSR	LGL DATE	08/28/2018	MMSR	AG DATE	08/28/2018	MMSR			

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		49,658	
TOTAL MARKET OB/XF VALUE		1,725	
TOTAL LAND VALUE - MARKET		7,500	
TOTAL MARKET VALUE		58,883	
SOH/AGL Deduction		22,422	
ASSESSED VALUE		36,461	
TOTAL EXEMPTION VALUE		HX HB SX 36,461	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		58,883	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		48,738	
5 YR PRCL CH, N/C			
1-4, PU XFOB LN 5-6			
QUAL, PU CORR TRAV, CORR DIMENS & SF XFOB LN			
5 YR PRCL CH, PU FNDN & FRME, CHG FLOOR, CORR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
027839	MECH	0	05/30/2001
027819	SWMH	0	05/24/2001
021396	N/A	0	09/18/1996
021359	N/A	0	09/06/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0852/0360	5/03/2011	WD U	I	I	12	38,500
GRANTOR: 21ST MORTGAGE CORPORAT						
GRANTEE: MCKINNEY RYAN S. &						
0802/0426	8/11/2009	CT U	I	I	18	100
GRANTOR: SHARON SMITH / CLERK						
GRANTEE: 21ST MORTGAGE CORPOR						

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
1	0620	WOOD UTL B	0	100	20	13	260.00	SF	6.00	6.00	100	1990	1990	3	20	312	
2	0940	OPEN SHED	0	100	20	12	240.00	SF	4.00	4.00	100	1990	1990	3	20	192	
3	0940	OPEN SHED	0	100	22	9	198.00	SF	4.00	4.00	100	1990	1990	3	20	158	
4	0940	OPEN SHED	0	100	14	14	196.00	SF	4.00	4.00	100	1990	1990	3	20	157	
5	0210	CONCRETE D	0	100	14	14	196.00	SF	6.00	6.00	100	2008	2008	3	34	400	
6	0940	OPEN SHED	0	100	21	14	294.00	SF	4.00	4.00	100	2010	2010	3	43	506	

BUILDING NOTES									
68 P A SANDERS RD, SOPCHOPPY									

BUILDING DIMENSIONS									
BAS=[YR=2001] W55 USP=[YR=2012] E16 N8 DCK=[YR=2012] S4 E4 N4 W4\$ W16 S8\$ W17 S16 E59 FSP=[YR=2012] W22 S10 E13 DCK=[YR=2012] W4 S4 E4 N4\$ E9 N10\$ E13 N16\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							