4-5S-2W P-67-M-40B
A PARCEL OF LAND IN S 1/2 OF
S 1/2 OF SE 1/4 KNOWN AS LOT 8

NICHOLS OSCAR
46577 SW STATE ROAD 65
BRISTOL, FL 32321-5308

2024

04-5S-02W-000-02601-000

BUILDING CHARACTERISTICS

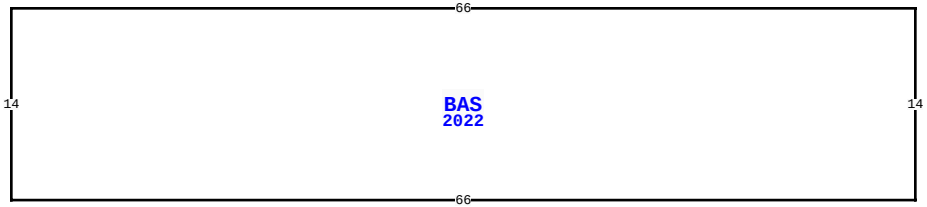
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	02	BELOW 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	924	100	2022	924	24,873
TOTALS	924			924	24,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	924	83.6000	58.52	54,072	1989	1989	0	0	0	54.00	46.00

1 MOBILE HOM 0% - 0 Heated Area: 924 HX Base Yr



BUGGER BOTTOM RD, SOPCHOPPY

BLD DATE		LGL DATE	
XF DATE	08/24/2021 MMJS	LAND DATE	08/24/2021 MMJS
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

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,873
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,500
TOTAL MARKET VALUE	53,373
SOH/AGL Deduction	3,874
ASSESSED VALUE	49,499
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,499
TOTAL JUST VALUE	53,373
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,576

DISCOVERY SWMH PRCL USE 000200 LAND USE 0102

5 YR PRCL CH, N/C

COA PER NCOA REPORT

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
0433/0869	2/12/2002	WD	U	V		17,500
GRANTOR: NICHOLS OSCAR						
GRANTEE:						
0162/0479	3/01/1990	CT	U	V		1,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W66S14E66N14$.

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	000201	C	MH	0			0.00	0.00	3.80	AC		1.00	1.00	1.00	7,500.00	7,500.00	28,500							

REVIEW DATE 09/30/2022 BY MM Total Acres: 3.80 Total Land Value: 28,500 Market: 0 Agricultural: 0 Common: 28,500 PRINTED 05/13/2026 BY SYS