

4-5S-2W P-68-M-40B  
 PARCEL IN SE CORNER OF THE  
 SE1/4 OF SECT 4 CONT 5.18 AC

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

**2024**

04-5S-02W-000-02602-000  


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
30	VINYL 100				
01	FLAT 100				
01	MINIMUM 100				
04	PLYWOOD 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	1 100				
1.	1. 100				
00	N/A 100				
	0 100				
02	BELOW AVERAGE				
0200	MOBILE HOME				
5	MKT AREA		02		
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1995	720	16,692
SFB	200	80	2002	160	3,710
TOTALS	920			880	20,402

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	880	82.8000	57.96	51,005	1984	1984	0	0	60.00	40.00		
1 MOBILE HOM 0% - 0 Heated Area: 880 HX Base Yr													
				BLD DATE	08/23/2018	MMTP	LGL DATE						
				XF DATE	08/23/2018	MMTP	LAND DATE	08/23/2019	MMTP				
				INC DATE									

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		20,402	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		38,850	
TOTAL MARKET VALUE		59,252	
SOH/AGL Deduction		9,704	
ASSESSED VALUE		49,548	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		49,548	
TOTAL JUST VALUE		59,252	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		54,967	
JS, 5 YR CK, NC			
COA PER NCOA REPORT			
5 YR PRCL CHK CHG EXW, QUAL, DEL DCK IN TRAV			
5 YR PRCL CH, PU FNDN & FRME, CHG EXW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
019783	N/A	0	06/23/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0227/0790	2/18/1994	WD U	V			3,800
GRANTOR:						
GRANTEE:						
0112/0315	5/01/1986	WD U	I			630
GRANTOR:						
GRANTEE:						

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
121 OTTER CREEK RD, SOPCHOPPY																
TOTALS 0																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1995] W60 SFB=[YR=2002] E20 N10 W20 S10\$ S12 E60 N12\$.

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	DPHT 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	5.18	AC		1.00	1.00	1.00	7,500.00	7,500.00	38,850							