

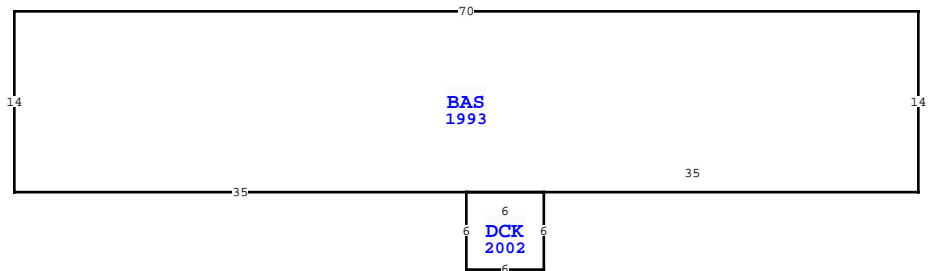
PINEVIEW VILLAGE LOT 7  
 OR 26 P 782 OR 330 P 664 DC  
 OR 993 P 668

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

**2024**

08-5S-02W-000-02736-007  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		1	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
BAS	980	100	1993
DCK	36	10	2002
TOTALS	1,016		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HOM	0%	- 0		57.40	56,482	1985	1985	0	0	60.00	40.00
Heated Area: 980 HX Base Yr												
												
BLD DATE 03/26/2019 MMSS LGL DATE 03/26/2019 MMSS XF DATE INC DATE LAND DATE AG DATE												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			22,593
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			7,500
TOTAL MARKET VALUE			30,093
SOH/AGL Deduction			4,960
ASSESSED VALUE			25,133
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			25,133
TOTAL JUST VALUE			30,093
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			22,848
5 YR PRCL CK, N/C			
VALUE & MS RUBY JUST GAVE THEM TO HIM W/TITLE			
THE LAND M.H.S ARE ALL OLD AND HAS REALLY NO			
TALKED W/JAN @ WTC -SAID RANDY PURCHASED ONLY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014554	RE-ROOF	0	07/03/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1152/0792	5/28/2020	WD Q	Q	I	05	55,000
GRANTOR: NELSON LAND CORPORATI						
GRANTEE: EDDIE FRANKLIN & AS						
0993/0668	3/09/2016	WD Q	Q	V	05	30,000
GRANTOR: ALLEN RUBY MAE						
GRANTEE: NELSON LAND CORPORA						

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
25 ALLEN ST, SOPCHOPPY																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W70 S14 E35 DCK=[YR=2002] S6 E6 N6 W6 \$ E35 N14 \$.

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	7,500							