

PINEVIEW VILLAGE LOT 3
 OR 26 P 782 OR 330 P 664 DC
 OR 993 P 668 OR 1152 P 792

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

2024

08-5S-02W-047-02736-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Heating Type	02	CONVECTION	100
Air Condition	02	WINDOW	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	2800 PARKING/MH PARK		
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	140.00	0.30/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	1993
DCK	16	10	2000
TOTALS	736		722
EXTRA FEATURES		4,537	

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		11,343	1972	1972	0	0	60.00	40.00	Heated Area: 720 HX Base Yr	
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> <p style="text-align: center;">DCK 2000</p> </div>													
BLD DATE		03/26/2019		MMSS		LGL DATE		03/26/2019		MMSS			
XF DATE		03/26/2019		MMSS		LAND DATE		03/26/2019		MMSS			
INC DATE						AG DATE							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		4,537	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		7,500	
TOTAL MARKET VALUE		12,037	
SOH/AGL Deduction		3,552	
ASSESSED VALUE		8,485	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		8,485	
TOTAL JUST VALUE		12,037	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		8,901	
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

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						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W50 DCK=[YR=2000] E4 N4 W4 S4\$ W10 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	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							