

PINEVIEW VILLAGE LOT 5  
 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-047-02736-005



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	04	PLYWOOD	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		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
BAS	624	100	1993
DCK	25	10	2017
TOTALS	649		

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
0200	02	626	82.8000	57.96	36,283	1991	1991	0	0	52.00	48.00																	
2 MOBILE HOM		0% - 0	Heated Area: 624				HX Base Yr																					
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <div style="border: 1px solid black; width: 400px; height: 100px; margin: 0 auto; position: relative;"> <div style="position: absolute; top: -10px; left: 50%; transform: translate(-50%, -50%);">52</div> <div style="position: absolute; right: -10px; top: 50%; transform: translate(50%, 50%);">12</div> <div style="position: absolute; bottom: -10px; left: 50%; transform: translate(-50%, 50%);">20</div> <div style="position: absolute; left: -10px; top: 50%; transform: translate(-50%, 50%);">12</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">           BAS 1993         </div> <div style="position: absolute; top: 10px; left: 10px; width: 40px; height: 40px; border: 1px solid black; display: flex; align-items: center; justify-content: center;"> <div style="font-size: 8px;">5</div> <div style="font-size: 8px;">DCK</div> <div style="font-size: 8px;">2017</div> </div> </div> </div>																												
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21 ALLEN ST, SOPCHOPPY

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

LAND DESCRIPTION														
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
1	000201	C	MH	0			0.00	0.00	1.00	LT		1.00	1.00	1.00

TOTAL OB/XF													
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
7,500.00	7,500.00	7,500											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			17,416
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			7,500
TOTAL MARKET VALUE			24,916
SOH/AGL Deduction			2,572
ASSESSED VALUE			22,344
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			22,344
TOTAL JUST VALUE			24,916
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			20,313
5 YR PRCL CK, NEW TRAV.			
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
2009535	HVAC CHG OUT	0	06/24/2009
200737	A/C	0	01/09/2007
20061985	SWMH - CO	0	12/20/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1152/0792	5/28/2020	WD Q	Q	V	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						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W52 S12 E32 DCK=[YR=2017] W5 S5 E5 N5\$ E20 N12\$.													