12-5S-3W P-26-M-26D
LOT 3 AS PLAT IN
DB 9 P 9 & OR 45 P 324

MASON CHARLES W
1121 SW 115TH AVE
PEMBROKE PINES, FL 33025-4318

**2024**

**12-5S-03W-000-00696-000**

## 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 | 01 | MINIMUM 100 |
| Interior Wall | 02 | WALL BD/WD 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 |

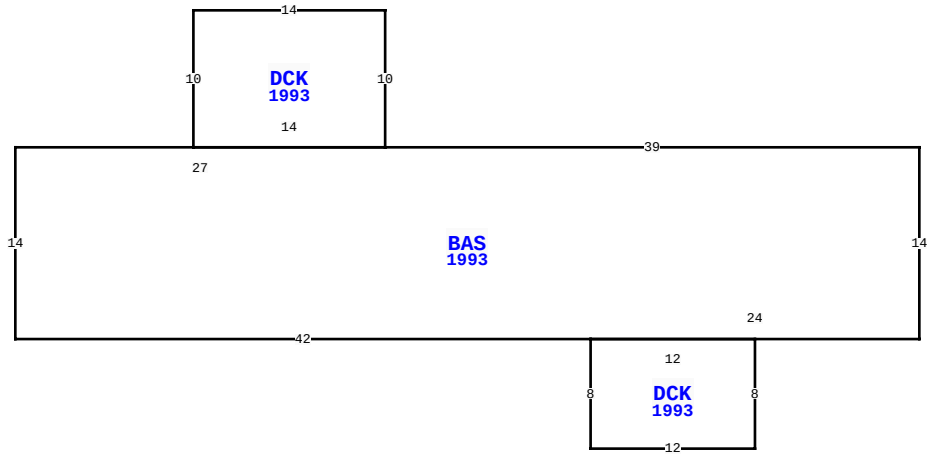
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | 5 | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 000 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | 1993 | 924 | 25,171 |
| DCK | 96 | 10 | 1993 | 10 | 273 |
| DCK | 140 | 10 | 1993 | 14 | 381 |
| TOTALS | 1,160 | | | 948 | 25,825 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 948 | 82.8000 | 57.96 | 54,946 | 1990 | 1990 | 0 | 0 | 0 | 53.00 | 47.00 |

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




2068 SOPCHOPPY HWY, SOPCHOPPY

| | | | | |
|---|---|---|---|---|
| BLD DATE | 10/24/2018 | MMJT | LGL DATE | |
| XF DATE | 10/24/2018 | MMJT | LAND DATE | 10/24/2018 MMJT |
| INC DATE | | | AG DATE | |

## WAKULLA COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 25,825 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 9,375 |
| TOTAL MARKET VALUE | 35,200 |
| SOH/AGL Deduction | 9,720 |
| ASSESSED VALUE | 25,480 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 25,480 |
| TOTAL JUST VALUE | 35,200 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 30,425 |

FR 5YR CK 7/25/23; PU XFOB
5 YR PRCL CK, NC
5 YR PRCL CH, CHG EXW, QUAL
CODE XFOB LN 1

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0095/0636 | 5/01/1983 | QC | U | V | | 100 |

GRANTOR:
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W39 DCK=[YR=1993] N10 W14 S10 E14$ W27 S14 E42
DCK=[YR=1993] S8 E12 N8 W12$ E24 N14$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0700 | PORT BLDG | 0 | 0 | 8 | 14 | 112.00 | SF | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 62 | 0 | |
| 2 | 0635 | PORT MTL U | 0 | 0 | 10 | 14 | 140.00 | SF | 0.00 | 0.00 | 100 | 2024 | 2023 | AV | 100 | 0 | |

## 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 | 1.25 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 9,375 | | | | | | | |

REVIEW DATE 07/25/2023 BY FRLH Total Acres: 1.25 Total Land Value: 9,375 Market: 0 Agricultural: 0 Common: 9,375 PRINTED 05/27/2026 BY SYS