

12-5S-3W P-48-M-26D
 LOT 8 IN PETER SCOTTS EST
 DB 27 P 191 & OR 40 P 994

EASTER RUTH H
 3215 EAST JAMES ST
 SEATTLE, WA 98122

2024

12-5S-03W-000-00698-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 15,000 TOTAL MARKET VALUE 15,000 SOH/AGL Deduction 1,387 ASSESSED VALUE 13,613 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 13,613 TOTAL JUST VALUE 15,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 15,000 5 YR PRCL CK NC MM 5 YR PRCL CK, N/C 5 YR PRCL CK/NC 5YR PRCL CK/NO CHG(M.MUSACHIO)ADD ROAD NAME											
DOR CODE		0000 VACANT RESIDENTIAL																													
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																										
TOTALS																															
EXTRA FEATURES										RODDENBERRY RD, SOPCHOPPY										BLD DATE		LGL DATE		11/01/2018	MMJT						
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															
																	INC DATE			LAND DATE		AG DATE									
																	SALES DATA			OFF RECORD Number		DATE		TYPE INST		Q / V / I / V		RSN CD		SALE PRICE	
																	1205/0484		4/27/2021		QC U		V		30		100				
																	GRANTOR: FRANKLIN FREDDIE L, E										GRANTEE: FRANKLIN EDDIE L &				
																	0421/0279		10/01/2001		QC U		V				100				
																	GRANTOR: ROSIER CHARLOTTE HEIR										GRANTEE: EASTER RUTH H				
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000000	C	VAC RES	0			0.00	0.00	1.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	15,000														
REVIEW DATE 01/06/2023 BY MMLW Total Acres: 1.50 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 05/27/2026 BY SYS																															