12-5S-3W P-57-M-26D
SE 1/4 OF SE 1/4 OF
NW 1/4 OF SE 1/4

FRANKLIN EDDIE/FRANKLIN ZORA
35 PINK GREEN RD
SOPCHOPPY, FL 32358

2024

12-5S-03W-000-00707-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RODDENBERRY RD, SOPCHOPPY

BLD DATE		LGL DATE	11/01/2018 MMJT
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	15,000
SOH/AGL Deduction	5,017
ASSESSED VALUE	9,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,983
TOTAL JUST VALUE	15,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,000

5 YR PRCL CK NC MM

DC OR 1280 P 569 FRANKLIN JOHNNY

5 YR PRCL CK, N/C

5 YR PRCL CK/NC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/0428	7/23/2024	PR	U	V	19	100
GRANTOR: ESTATE OF JOHNNY FRAN						
GRANTEE: FRANKLIN ZORA						
1037/0125	6/09/2017	QC	U	V	11	100
GRANTOR: FRANKLIN FREDDIE						
GRANTEE: FRANKLIN JOHNNY & E						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	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 04/01/2026 BY SYS