SOPCHOPPY E SIDE
BLK 23 LOT 112
OR 132 P 161 OR 1311 P 394

RODDENBERRY JUSTIN ROBERT
PO BOX 22
SOPCHOPPY, FL 32358

2024

12-5S-03W-038-01005-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	07	PIER BLOCK 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	12	AVERAGE 100
Quality	03	AVERAGE
DOR CODE	0200	MOBILE HOME

MAP NUM: 5 | MKT AREA: 02

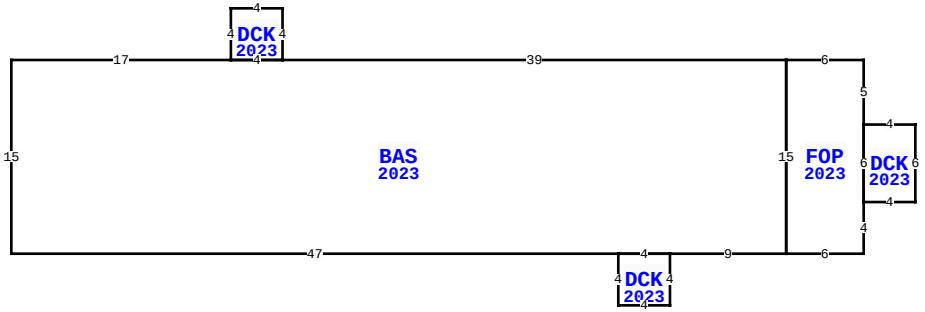
NEIGHBORHOOD/LOC: 38.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2023	900	69,149
DCK	16	10	2023	2	154
DCK	16	10	2023	2	154
DCK	24	10	2023	2	154
FOP	90	35	2023	32	2,459
TOTALS	1,046			938	72,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	938	112.0000	78.40	73,539	2023	2023	0	0	0	2.00	98.00

1 MOBILE HOM 0% - 2024 Heated Area: 900 HX Base Yr



146 WINTER ST, SOPCHOPPY

BLD DATE		LGL DATE	07/18/2019 MMSS
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	72,068
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	7,000
TOTAL MARKET VALUE	79,068
SOH/AGL Deduction	0
ASSESSED VALUE	79,068
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,068
TOTAL JUST VALUE	79,068
NCON VALUE	72,068
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,000

FR PU NCON

LA OR 1188/377 ROBERT HOWARD RODDENBERRY DOD

5 YR PRCL CK, N/C

5 YR PRCL CH, N/C'

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00038	MH-CO	0	09/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/0394	4/30/2023	QC	U	V	11	100
GRANTOR: RODDENBERRY GERALDINE						
GRANTEE: RODDENBERRY JUSTIN						
0149/0525	1/06/1989	WD	U	V		2,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,10] E17 E4 E39 S15 W9 W4 W47 N15 $
DCK=[YR=2023;ORIG=37,6] E4 S4 W4 N4 $
FOP=[YR=2023;ORIG=80,10] E6 S5 S6 S4 W6 N15 $
DCK=[YR=2023;ORIG=86,15] E4 S6 W4 N6 $
DCK=[YR=2023;ORIG=67,25] E4 S4 W4 N4 $
.

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	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 01/08/2024 BY FRLW Total Acres: 0.00 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 06/24/2026 BY SYS