

SOPCHOPPY W SIDE LOT 112  
 LESS 100 FT OR 66 P 301  
 OR 108 P 991 OR 929 P 324

ROSE ON THE RIVER LLC  
 55 EAST PINE ST  
 ORLANDO, FL 32801

**2024**

12-5S-03W-040-00875-000

ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Heating Type	02	CONVECTION 100
Air Condition	02	WINDOW 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	01	MINIMUM
DOR CODE	0200	MOBILE HOME
MAP NUM	5	MKT AREA 02
NEIGHBORHOOD/LOC	40.00	1.25/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	370	100
DCK	35	10
UOP	60	25
USP	84	50
TOTALS	549	431

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	431	52.8000	46.20	19,912	1960	1960	0	0	60.00	40.00		
1 MOBILE HOM 0% - 2023 Heated Area: 370 HX Base Yr													
BLD DATE	06/27/2019	MMJTT	LGL DATE	06/27/2019	MMJTT								
XF DATE	06/27/2019	MMJTT	LAND DATE	06/27/2019	MMJTT								
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	7,965		
TOTAL MARKET OB/XF VALUE	384		
TOTAL LAND VALUE - MARKET	16,200		
TOTAL MARKET VALUE	24,549		
SOH/AGL Deduction	279		
ASSESSED VALUE	24,270		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	24,270		
TOTAL JUST VALUE	24,549		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	22,064		
DELETE OR 1067 P 176 PER CONF			
CONF ADDED PER OWNER IN OFFICE			
5 YR PRCL CK, CHG TRAV			
LOMAX CASSADY HENRY DOD 4-17-2016 OR1045 P314			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010695	SEWER	0	07/16/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1292/0149	11/17/2022	WD Q	I	I	05	60,000
GRANTOR: REVELL DEBORAH L						
GRANTEE: ROSE ON THE RIVER,						
1067/0176	3/21/2018	WD Q	I	I	05	10,000
GRANTOR: CASSADY PATRICIA P						
GRANTEE: REVELL DEBORAH L						

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	OB/XF MKT VALUE	NOTES
1	0001	BLOCK UTIL	0	0	8 15	SF	16.00	16.00	100	1988	1988	3	20	384	

TOTAL OB/XF													
384													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1960] W10 USP=[YR=2018] W7 S12 E7 DCK=[YR=1993] W7 S5 E7 UOP=[YR=1993] W4 S15 E4 N15\$ N5\$ N12\$ S37 E10 N37\$.													

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	0			50.00	142.00	1.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	16,200							