SOPCHOPPY W SIDE
LOT 206
OR 41 P 297 & OR 59 P 738

HAYNES LEADIE CATHERINE
56 SUMMER ST
SOPCHOPPY, FL 32358

2024

12-5S-03W-040-00932-000

BUILDING CHARACTERISTICS

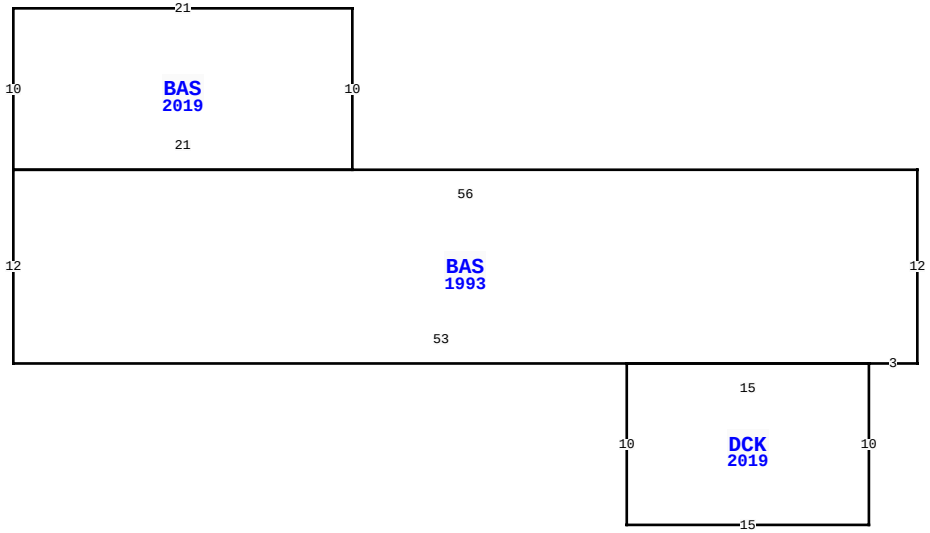
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1 100
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	40.00	1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	20,039
BAS	210	100	2019	210	6,262
DCK	150	10	2019	15	447
TOTALS	1,032			897	26,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	897	85.2000	74.55	66,871	1970	1970	0	0	0	60.00	40.00

1 MOBILE HOM 100% - 2018 Heated Area: 882 HX Base Yr 2018



56 SUMMER ST, SOPCHOPPY

BLD DATE	03/31/2017	MMSR	LGL DATE	03/31/2017	MMSR
XF DATE	03/31/2017	MMSR	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		26,748
TOTAL MARKET OB/XF VALUE		305
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		45,053
SOH/AGL Deduction		28,111
ASSESSED VALUE		16,942
TOTAL EXEMPTION VALUE	HX HB	16,942
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		45,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		35,213

MM 5 YR CK, PU NEW TRAV'S & XFOBS
SOH PORTED FROM LEON/2018/HAYNES
ADD CHG PER USPS FORM 3547
CHG CODE TO 0800, DEL XFOB LN 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010735	SEWER	0	07/16/2010
019248	N/A	0	01/30/1995
18504	N/A	0	05/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0231/0590	4/01/1994	WD	Q	I		8,000
GRANTOR:						
GRANTEE:						
0174/0912	2/01/1991	WD	U	V		8,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 BAS=[YR=2019] E21 N10 W21 S10$ S12 E53
DCK=[YR=2019] W15 S10 E15 N10$ E3 N12$.

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	0620	WOOD UTL B	0	100	20	10	200.00	SF	6.00	6.00	100	1998	1998	3	20	240	
2	0700	PORT BLDG	0	100	30	12	360.00	SF	0.00	0.00	100	2019	2019	3	92	0	
3	0956	PRIVACY FE	0	100	0	0	4.00	LF	19.00	19.00	100	2019	2019	3	85	65	

LAND DESCRIPTION

TOTAL OB/XF 305

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	100			142.00	150.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 05/04/2022 BY MMAK Total Acres: 0.49 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 04/01/2026 BY SYS