13 3S 5W P-27-25-M-6
OR 77 P 980 OR 201 P 506
OR 1228 P 517

CRUM CHANDLER/KILGORE MAKAYLA CAROL JTWFROS
44 GERBARJO STR
SOPCHOPPY, FL 32358

2024

13-3S-05W-000-00055-025

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 80
Interior Floo	14	CARPET 20
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
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: 13

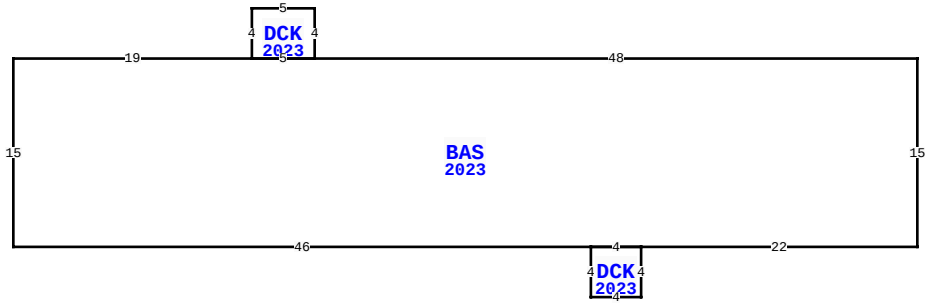
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2023	1,080	79,719
DCK	16	10	2023	2	148
DCK	20	10	2023	2	148
TOTALS	1,116			1,084	80,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,084	107.6000	75.32	81,647	2023	2023	0	0	0	2.00	98.00

2 MOBILE HOM 100% - 2024 Heated Area: 1080 HX Base Yr 2022



44 GERBARJO ST, SOPCHOPPY

BLD DATE	07/16/2018	MMSR	LGL DATE	
XF DATE	07/16/2018	MMSR	LAND DATE	07/16/2018 MMSR
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		80,014
TOTAL MARKET OB/XF VALUE		5,104
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		115,118
SOH/AGL Deduction		20,978
ASSESSED VALUE		94,140
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		44,140
TOTAL JUST VALUE		115,118
NCON VALUE		80,014
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,058

FR PRMT CK, DEMO MH & XFOB, PU NEW MH 1/8/2024
COMB PRCLS 0005-022/-029/-015
PRCL COMB REQUEST KILGORE 8506941810
2022 HX APP RECD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000313	MH-CO	0	08/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1270/0496	6/21/2022	WD	Q	V	01	2,700
GRANTOR: TRSTE LLC TRUSTEE BES						
GRANTEE: KILGORE MAKAYLA & C						
1264/0869	4/22/2022	WD	Q	V	05	1,600
GRANTOR: KETHA REAL ESTATE ENT						
GRANTEE: TRSTE LLC TRUSTEE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,20] S15 E46 E4 E22 N15 W48 W5 W19 $
DCK=[YR=2023;ORIG=39,16] E5 S4 W5 N4 $
DCK=[YR=2023;ORIG=66,35] E4 S4 W4 N4 $
.

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	0960	SCREEN ROO	0	100	26	14	364.00	SF	21.00	21.00	100	2003	2003	3	60	4,586	
2	0940	OPEN SHED	0	100	12	10	120.00	SF	4.00	4.00	100	2003	2003	3	21	101	
3	0935	OPEN SHED	0	100	14	4	56.00	SF	6.00	6.00	100	2003	2003	3	21	71	
7	0211	CONCRETE W	0	100	8	6	48.00	SF	6.00	6.00	100	1983	1983	3	20	58	
8	0210	CONCRETE D	0	100	20	12	240.00	SF	6.00	6.00	100	1983	1983	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 5,104

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			0.00	0.00	6.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	30,000							

REVIEW DATE 01/08/2024 BY FRAW Total Acres: 0.96 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 04/08/2026 BY SYS