13 5S 3W P-18-1-M-27
A PARCEL OF LAND IN NW 1/4
OF SEC 13 DESCRIBED

MCCLAIN CECILIA D
2454 SOPCHOPPY HWY
SOPCHOPPY, FL 32358

2024

13-5S-03W-000-01052-000

BUILDING CHARACTERISTICS

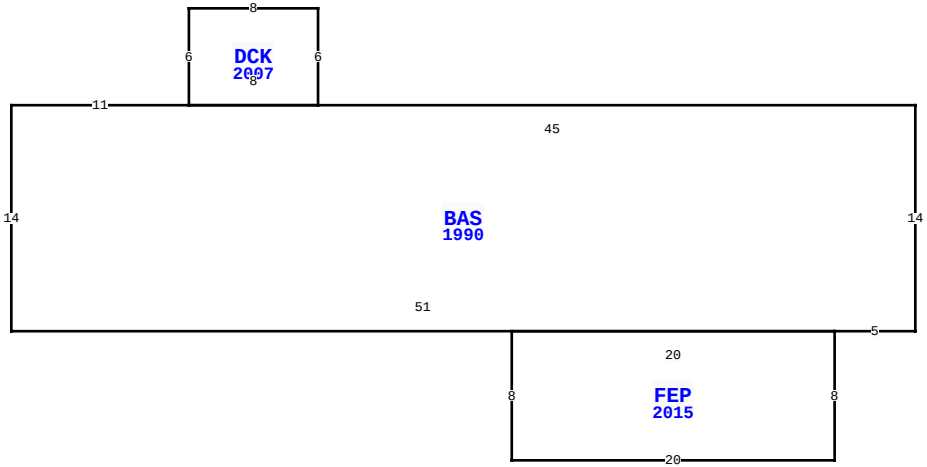
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	02	WINDOW 100
Bedrooms		2 100
Bathrooms		1.5 100
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	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1990	784	20,738
DCK	48	10	2007	5	132
FEP	160	85	2015	136	3,597
TOTALS	992			925	24,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	925	80.4000	56.28	52,059	1990	1990	0	0	0	53.00	47.00

2 MOBILE HOM 100% - 2023 Heated Area: 920 HX Base Yr 2023



2454 SOPCHOPPY HWY, SOPCHOPPY

BLD DATE	04/30/2018	MMTP	LGL DATE		
XF DATE	04/30/2018	MMTP	LAND DATE	04/30/2018	MMTP
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	24,468
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,000
TOTAL MARKET VALUE	29,468
SOH/AGL Deduction	4,014
ASSESSED VALUE	25,454
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	454
TOTAL JUST VALUE	29,468
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,868

FR 5YR CK 7/27/23; DEMO XFOB

5 YR PRCK CHK, DEL XFOB LN2 CORR TRAV

5 YR PRCL CH, PU XFOB LN 2, DEL XFOB LN 3-7

CORR.ACREAGE IN LAND SCREEN & HOUSE #

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010714	SEWER	0	07/16/2010
021202	N/A	0	07/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1252/0122	2/18/2022	QC	U	I	11	100
GRANTOR: MCCLAIN DWAYNE D & EL						
GRANTEE: MCCLAIN CECILIA D						
0942/0566	5/30/2014	CR	U	I	11	0
GRANTOR: PETERS JERRY K						
GRANTEE: MCCLAIN D DWAYNE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1990] W45 DCK=[YR=2007] E8 N6 W8 S6$ W11 S14 E51
FEP=[YR=2015] W20 S8 E20 N8$ E5 N14$.

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	000201	C	MH	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 07/27/2023 BY FRLH Total Acres: 0.75 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 04/29/2026 BY SYS