

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	784	100	1990
DCK	48	10	2007
FEP	160	85	2015
TOTALS	992		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MOBILE HOM	100%	- 2023		56.28	52,059	1990	1990	0	0	53.00	47.00
Heated Area: 920 HX Base Yr 2023												
BLD DATE	04/30/2018	MMTP	LGL DATE	04/30/2018	MMTP	AG DATE						
XF DATE	04/30/2018	MMTP	LAND DATE	04/30/2018	MMTP	AG DATE						
INC DATE												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			0
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 &							

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BUILDING NOTES											
2454 SOPCHOPPY HWY, SOPCHOPPY											

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\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	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							