

P-1-M-21 7.05 AC LOCATED ON
NORTH SIDE OF SR 299 ALSO
BEING IN THE NW CORNER OF SECT

LANGSTON DAVID E JR
624 CURTIS MILL RD
SOPCHOPPY, FL 32358-1262

2024

15-5S-03W-000-01066-001

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	70
Ceiling	08	8 FT	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		2	100
Bathrooms		1	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	02
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	742	100	2023
DCK	16	10	2023
DCK	16	10	2023
TOTALS	774		

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%	- 2024	74.90	55,875	2018	2018	0	0	10.00	90.00	Heated Area: 742 HX Base Yr 2024																			
<table border="1"> <thead> <tr> <th>BLD DATE</th> <td>10/18/2016</td> <th>MMSR</th> <td></td> <th>LGL DATE</th> <td></td> </tr> <tr> <th>XF DATE</th> <td>08/06/2019</td> <th>MMJT</th> <td></td> <th>LAND DATE</th> <td>08/06/2019</td> </tr> <tr> <th>INC DATE</th> <td></td> <td></td> <td></td> <th>AG DATE</th> <td></td> </tr> </thead> </table>														BLD DATE	10/18/2016	MMSR		LGL DATE		XF DATE	08/06/2019	MMJT		LAND DATE	08/06/2019	INC DATE				AG DATE	
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WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				50,288	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				40,885	
TOTAL MARKET VALUE				91,173	
SOH/AGL Deduction				39,514	
ASSESSED VALUE				51,659	
TOTAL EXEMPTION VALUE				HX HB DX 31,659	
BASE TAXABLE VALUE				20,000	
TOTAL JUST VALUE				91,173	
NCON VALUE				50,288	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				40,885	
MM PU NCON & XFOBS 05-03-2023					
2023 TRIM RTND, COA					
ADD CORR PER WAK TCO					
2020 TRIM RETURNED UTF					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
22001126	SOLAR PANELS-CC	0	01/13/2023		
22000905	SWMH-CO	0	09/06/2022		
20001187	SHED	0	12/29/2020		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/0339	5/11/2021	WD Q	V		01	38,500
GRANTOR: CARPENTER RONALD THOM						
GRANTEE: LANGSTON DAVID E JR						
1163/0235	7/28/2020	ID U	V		19	23,000
GRANTOR: THOMAS H THURLOW III						
GRANTEE: CARPENTER RONALD TH						

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
2	0625	PORT WD UT	0	100	12	8	SF	0.00	0.00	100	2024	2023	AV	100	0	
3	1450	SOLAR PANE	0	100	0	0	UT	0.00	0.00	100	2024	2023	AV	100	0	
TOTAL OB/XF														0		

BUILDING NOTES													
<p>BAS=[YR=2023;ORIG=40,20] E10 E4 E39 S14 W13 W4 W36 N14 \$</p> <p>DCK=[YR=2023;ORIG=50,16] E4 S4 W4 N4 \$</p> <p>DCK=[YR=2023;ORIG=76,34] E4 S4 W4 N4 \$</p>													

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	4.81	AC		1.00	1.00	1.00	8,500.00	8,500.00	40,885							