

P-8-17-M--8 A TRACT OF LAND
 LOCATED SW 1/4 OF SECT 18
 AND BEING ON NORTH SIDE OF

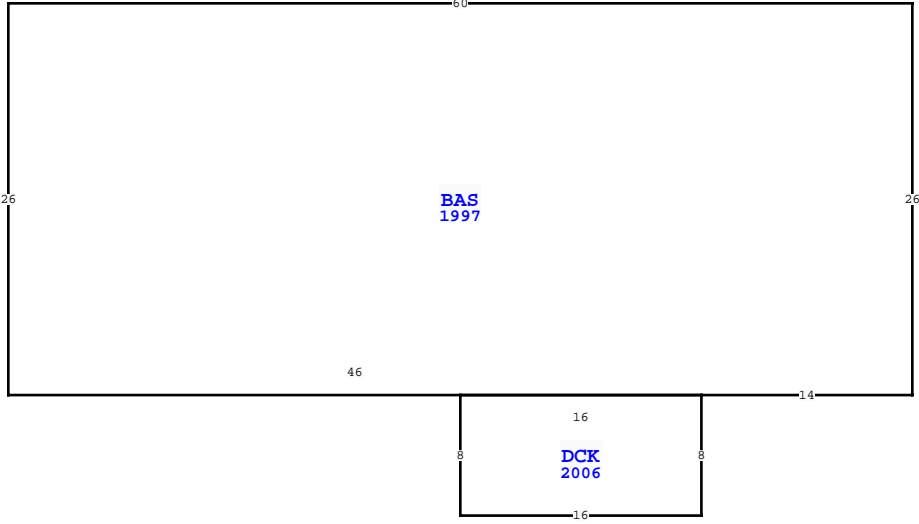
SANDERS JOHN
 92 JACK LANGSTON RD
 SOPCHOPPY, FL 32358-6231

2024

18-3S-04W-000-00152-017

| ELEMENT | | CD | | CONSTRUCTION | |
|------------------|------------------|-------------|-------|--------------|----------------------|
| Foundation | 01 | WOOD | FRAME | 100 | |
| Frame | 02 | WOOD | FRAME | 100 | |
| Exterior Wall | 30 | VINYL | 100 | | |
| Roof Structur | 03 | GABLE/HIP | 100 | | |
| Roof Cover | 13 | GALVALUM | 100 | | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floo | 08 | SHT VINYL | 50 | | |
| Interior Floo | 14 | CARPET | 50 | | |
| Heating Type | 03 | FORCED AIR | 100 | | |
| Air Condition | 02 | WINDOW | 100 | | |
| Bedrooms | | 3 | 100 | | |
| Bathrooms | | 2 | 100 | | |
| Stories | 1. | 1. | 100 | | |
| Class | 00 | N/A | 100 | | |
| Units | | 0 | 100 | | |
| Quality | 08 | FAIR | | | |
| 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 | 1,560 | 100 | 1997 | 1,560 | 54,924 |
| DCK | 128 | 10 | 2006 | 13 | 458 |
| TOTALS | 1,688 | | | 1,573 | 55,382 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-------------|-------------------|----------------|----------------|-----------------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | MOBILE HOM | 100% - 2018 | | 65.20 | 102,560 | 1997 | 1997 | 0 | 0 | 46.00 | 54.00 |
| | | | Heated Area: 1560 | | | HX Base Yr 2018 | | | | | |



| WAKULLA COUNTY PROPERTY | | | |
|--|-------------|-----|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 55,382 |
| TOTAL MARKET OB/XF VALUE | | | 702 |
| TOTAL LAND VALUE - MARKET | | | 37,650 |
| TOTAL MARKET VALUE | | | 93,734 |
| SOH/AGL Deduction | | | 20,067 |
| ASSESSED VALUE | | | 73,667 |
| TOTAL EXEMPTION VALUE | HX HB | | 48,667 |
| BASE TAXABLE VALUE | | | 25,000 |
| TOTAL JUST VALUE | | | 93,734 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 85,857 |
| OR 1374 P 683 - MATILDA ANN SANDERS - DOD 06/12/22 | | | |
| FR 5YR CK 8/17/23; CHG HTTP/AC; DEMO XFOB | | | |
| SOPCHOPPY COA PER DMV REMOVE H3 | | | |
| JOHN SANDERS DMV ADDRESS 95 JACK LANGSTON RD | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| | | | |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1374/0684 | 8/15/2024 | QC | U | I | 30 | 100 |
| GRANTOR: SANDERS RACHEL D | | | | | | |
| GRANTEE: SANDERS JOHN D | | | | | | |
| 0852/0609 | 5/10/2011 | WD | U | I | 18 | 54,900 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: SANDERS JOHN & MATI | | | | | | |

| 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 |
| 1 | 0130 | FIRE PLACE | 0 | 100 | 0 | 0 | 1.00 | 1,300.00 | 100 | 1997 | 1997 | 3 | 54 | 702 | |

| | | | | |
|----------|------------|------|-----------|------------|
| BLD DATE | 06/22/2018 | MMJT | LGL DATE | |
| XF DATE | 06/22/2018 | MMJT | LAND DATE | 06/22/2018 |
| INC DATE | | | AG DATE | |

| BUILDING NOTES | | | | | | | | | | | |
|--------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 92 JACK LANGSTON RD, SOPCHOPPY | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1997] W60 S26 E46 DCK=[YR=2006] W16 S8 E16 N8\$ E14 N26\$. | | | | | | | | | | | |

| 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 | 5.02 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 37,650 | | | | | | | |