BUCKHORN CREEK WOODS BLOCK A
LOT 4,5 & 6
OR 96 P.999

NELLUMS BURRELL L/NELLUMS JENNIFER W
349 BUCKHORN CREEK RD
SOPCHOPPY, FL 32358

2024

19-5S-02W-167-02806-A04

BUILDING CHARACTERISTICS

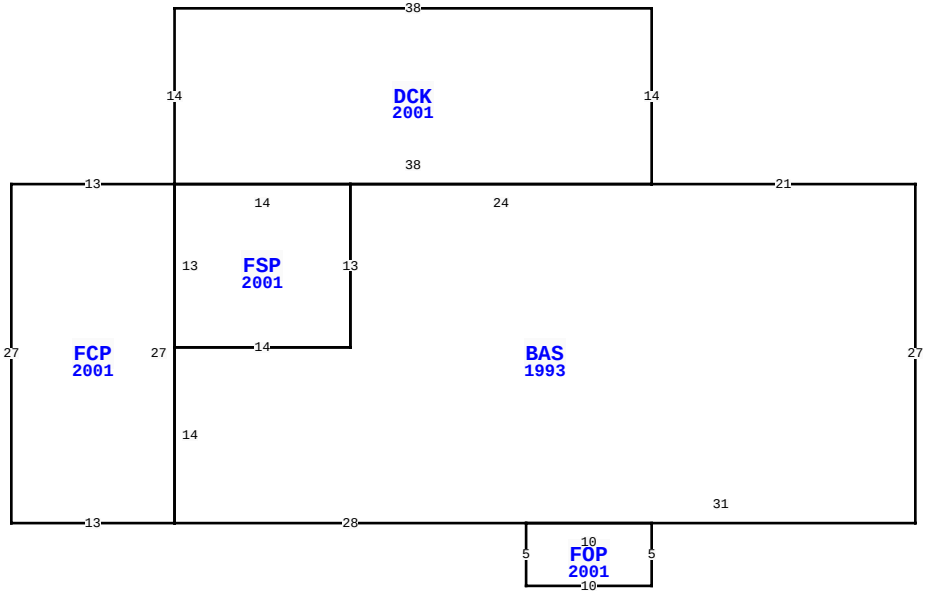
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0200	MOBILE HOME
MAP NUM	5	MKT AREA 02
NEIGHBORHOOD/LOC	167.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,411	100	1993	1,411	52,862
DCK	532	10	2001	53	1,986
FCP	351	25	2001	88	3,297
FOP	50	35	2001	18	674
FSP	182	60	2001	109	4,083
TOTALS	2,526			1,679	62,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,679	111.5000	78.05	131,046	1991	1991	0	0	0	52.00	48.00

1 MOBILE HOM 100% - 0 Heated Area: 1411 HX Base Yr



349 BUCKHORN CREEK RD, SOPCHOPPY

BLD DATE	04/09/2019	MMSS	LGL DATE		
XF DATE	04/09/2019	MMSS	LAND DATE	04/09/2019	MMSS
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	62,902
TOTAL MARKET OB/XF VALUE	1,189
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	109,091
SOH/AGL Deduction	56,927
ASSESSED VALUE	52,164
TOTAL EXEMPTION VALUE	HX HB 27,164
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	109,091
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,032

5 YR PRCL CK, N/C

LAND CODE, PU XFOB LN 5

5 YR PRCL CH, PU FNDN & FRME, CHG RCVR, CORR

CHG AC;PU XFOB#2-4,CAPPED,DEMO#5-6;5 YR PRCL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000113	MECH	0	11/08/2017
027841	ADDIT	0	05/30/2001
025899	HSE	0	09/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0795/0579	5/19/2009	QC	U	I	11	100
GRANTOR: NELLUMS BURRELL L						
GRANTEE: NELLUMS BURRELL L &						
0154/0286	6/23/1989	ID	Q	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 DCK=[YR=2001] N14 W38 S14 FCP=[YR=2001] W13 S27 E13 N27 $ E38 $ W24 FSP=[YR=2001] W14 S13 E14 N13 $ S13 W14 S14 E28 FOP=[YR=2001] S5 E10 N5 W10 $ E31 N27 $.

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	0620	WOOD UTL B	0	100	12	16	192.00	SF	6.00	6.00	100	1993	1993	3	20	230	
2	0380	BRICK PATI	0	100	14	13	182.00	SF	3.00	3.00	100	2003	2003	3	100	546	
3	0590	GRN HSE AV	0	100	10	5	50.00	SF	5.00	5.00	100	2005	2005	3	24	60	
4	0620	WOOD UTL B	0	100	8	6	48.00	SF	6.00	6.00	100	2006	2006	3	27	78	
5	0940	OPEN SHED	0	100	20	8	160.00	SF	4.00	4.00	100	2010	2010	3	43	275	

LAND DESCRIPTION

TOTAL OB/XF 1,189

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	3.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	45,000							

REVIEW DATE 04/09/2019 BY MMSS Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 06/24/2026 BY SYS