

BONE BLUFF LAKE SUBD
 LOT 28
 OR 38 P 57 & OR 101 P 116

ROSS ROBERT W
 8 MARSHALL COOK ROAD
 SOPCHOPPY, FL 32358

2024

29-5S-03W-044-01215-028



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	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	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	720	100	1985
DCK	16	10	2015
USP	96	50	1993
UST	96	55	2017
TOTALS	928		

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% - 2020		57.96	47,701	1985	1998	0	0	45.00	55.00
Heated Area: 720 HX Base Yr 2020											
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> DCK 2015 </div> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 5px auto;"> BAS 1985 </div> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 5px auto;"> USP 1993 </div> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 5px auto;"> UST 2017 </div>											
BLD DATE 11/03/2016 MMSR LGL DATE XF DATE 08/02/2019 MMSR LAND DATE 08/02/2019 MMSR INC DATE AG DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			26,236
TOTAL MARKET OB/XF VALUE			476
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			46,712
SOH/AGL Deduction			3,886
ASSESSED VALUE			42,826
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			17,826
TOTAL JUST VALUE			46,712
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			41,579
FROM 00013-004/2018 VALUES			
ADD HX &PORT FOR 2020-HARPER PORTED			
5 YR PRCL CH, CORR TRAV			
5 YR PRCL CH, PU CORR TRAV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
32042	REROOF MH	0	07/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1349/200	2/28/2024	WD Q	Q	I	01	75,000
GRANTOR: HARPER STEPHEN R						
GRANTEE: ROSS ROBERT W						
1097/0517	1/04/2019	WD Q	Q	I	01	59,000
GRANTOR: ALFORD JEFFERSON REAM						
GRANTEE: HARPER STEPHEN R						

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	0820	SEAWALL,WO	0	100	0	0		34.00	100	1980	1980	3	20	476	

BUILDING NOTES									
BUILDING DIMENSIONS BAS=[YR=1985] W44 DCK=[YR=2015] E4 N4 W4 S4\$ W16 S12 E59 UST=[YR=2017] W12 S8 USP=[YR=1993] N8 W12 S8 E12\$ E12 N8\$ E1 N12\$.									

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	000270	C	MH-CANAL	100			70.00	139.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							