30-3S-4W P-8-M-9 A PARCEL OF
LAND CONTAINING 1.76 AC
OR 798 P 885

LANGSTON ROBERT G
275 TED LANGSTON RD
SOPCHOPPY, FL 32358

2024

30-3S-04W-000-00192-004

BUILDING CHARACTERISTICS

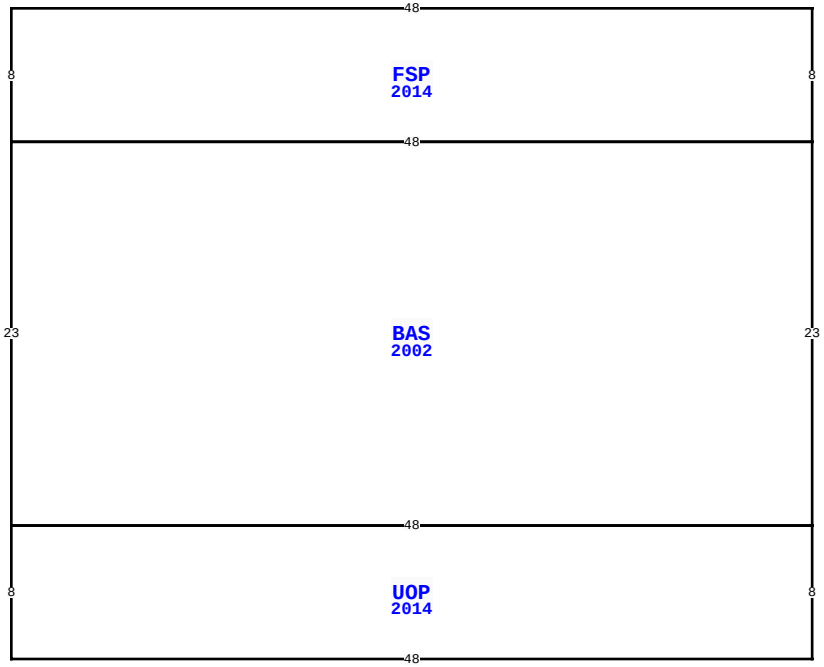
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	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	1,104	100	2002	1,104	31,186
FSP	384	60	2014	230	6,497
UOP	384	25	2014	96	2,712
TOTALS	1,872			1,430	40,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,430	100.8900	70.62	100,987	1986	1986	0	0	0	60.00	40.00

1 MOBILE HOM 0% - 0 Heated Area: 1104 HX Base Yr



BLD DATE	07/30/2018	MMSR	LGL DATE		
XF DATE	07/30/2018	MMSR	LAND DATE	07/30/2018	MMSR
INC DATE			AG DATE		

275 TED LANGSTON RD, SOPCHOPPY

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,395
TOTAL MARKET OB/XF VALUE	1,839
TOTAL LAND VALUE - MARKET	13,200
TOTAL MARKET VALUE	55,434
SOH/AGL Deduction	19,167
ASSESSED VALUE	36,267
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,267
TOTAL JUST VALUE	55,434
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,556

MM 5YR CK, PU XFOB 8/16/2023
5 YR PRCL CH, N/C
PU XFOB LN 4 & 5
5 YR PRCL CH, CHG RCVR & QUAL, PU CORR TRAV,

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0798/0885	7/06/2009	OR	U	V	18	0

GRANTOR: ESTATE OF ROBERT E LA
GRANTEE: LANGSTON ROBERT G

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W48 S8 E48 BAS=[YR=2002] W48 S23 E48
UOP=[YR=2014] W48 S8 E48 N8$ N23$ N8$.

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	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1986	1986	3	40	520	
2	0090	CHAINLINK	0	0	0	0	244.00	LF	12.00	12.00	100	2004	2004	3	23	673	
3	0700	PORT BLDG	0	0	10	8	80.00	SF	8.00	8.00	100	2006	2006	3	66	422	
4	0211	CONCRETE W	0	0	6	3	18.00	SF	6.00	6.00	100	2014	2014	3	62	67	
5	0940	OPEN SHED	0	0	14	14	196.00	SF	4.00	4.00	100	1974	1974	3	20	157	
6	0055	PORTABLE C	0	0	20	20	400.00	SF	0.00	0.00	100	2024	2023	AV	100	0	

LAND DESCRIPTION

TOTAL OB/XF 1,839

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	0			0.00	0.00	1.76	AC		1.00	1.00	1.00	7,500.00	7,500.00	13,200							

REVIEW DATE 08/16/2023 BY MMAW Total Acres: 1.76 Total Land Value: 13,200 Market: 0 Agricultural: 0 Common: 13,200 PRINTED 04/22/2026 BY SYS