31-3S-4W & 32-3S-4W
A PARCEL OF LAND CONTAINING
5.00 AC

CALLAWAY MALLORY/
1453 WHALEY DRIVE
CARRABELLE, FL 32322

2024

32-3S-04W-000-00210-010

BUILDING CHARACTERISTICS

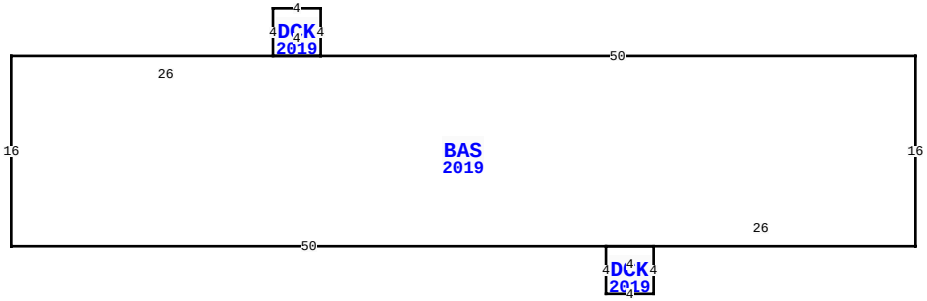
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	08	FAIR
DOR CODE	5000	IMPRVD AG RES
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	1,216	100	2019	1,216	74,708
DCK	16	10	2019	2	123
DCK	16	10	2019	2	123
TOTALS	1,248			1,220	74,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,220	95.4000	66.78	81,472	2019	2019	0	0	0	8.00	92.00

1 MOBILE HOM 100% - 2023 Heated Area: 1216 HX Base Yr 2023



104 FOREST RD 13, SOPCHOPPY

BLD DATE	06/26/2019 MMSR	LGL DATE	
XF DATE		LAND DATE	06/26/2019 MMSR
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	74,954
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	91,254
SOH/AGL Deduction	13,028
ASSESSED VALUE	78,226
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	28,226
TOTAL JUST VALUE	119,954
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,685

NO PORT VALUES TO TRANSFER FROM 2021 M FINUFF
2021 AG RENEWAL RECD
2020 HX APPLIED - WHALEY & CALLAWAY
COA PER HX APP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000425	MH-CO	0	04/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1269/0170	5/27/2022	WD	U	I	30	100
GRANTOR: WHALEY LORNE E & CHER						
GRANTEE: CALLAWAY MALLORY WH						
1218/0144	1/15/2019	WD	U	V	30	100
GRANTOR: WHALEY MALLORY P & CA						
GRANTEE: WHALEY LORNE E & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W50 DCK=[YR=2019] N4 W4 S4 E4$ W26 S16 E50
DCK=[YR=2019] S4 E4 N4 W4$ E26 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000210	C	MH RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	325.00	325.00	1,300							

REVIEW DATE 06/26/2019 BY MMSR Total Acres: 5.00 Total Land Value: 16,300 Market: 30,000 Agricultural: 1,300 Common: 15,000 PRINTED 04/22/2026 BY SYS