33-5S-03W P-6-44-M-22
A PARCEL IN THE NE 1/4 OF SEC
33 KNOWN AS A16 OF MACKERY

PETERKIN NICOLE
1409 US HWY 98
EASTPOINT, FL 32328-3604

2024

33-5S-03W-000-01234-044

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	000	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

PAMELA PL, SOPCHOPPY

BLD DATE		LGL DATE	08/13/2019 MMTP
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	30,000
SOH/AGL Deduction	0
ASSESSED VALUE	30,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,000
TOTAL JUST VALUE	30,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,000

COA PER NCOA REPORT
5 YR PRCL CH, N/C
5 YR PRCL CH, N/C
TC COA FORM W/FWD INFO FROM THE USPO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0788/0695	3/17/2009	WD	U	V	11	100
GRANTOR: COLSON LARRY JOE & SU						
GRANTEE: PETERKIN NICOLE						
0645/0175	3/09/2006	WD	Q	V		240,000
GRANTOR: BOSWELL HENRY K						
GRANTEE: COLSON LARRY JOE &						

BUILDING NOTES

BUILDING DIMENSIONS

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	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	0.40	75,000.00	30,000.00	30,000							

REVIEW DATE 08/13/2019 BY MMTP Total Acres: 4.48 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 04/22/2026 BY SYS