



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	02	MIN PLYWD		70	
Interior Floo	08	SHT VINYL		30	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms				2	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		02	
NEIGHBORHOOD/LOC	000			1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1991	1,056	34,554
DCK	54	10	2005	5	164
TOTALS	1,110			1,061	34,717

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HOM	0%	- 0		Heated Area: 1056					HX Base Yr			
BLD DATE	06/14/2017	MMSR	LGL DATE	06/14/2017	MMSR	LAND DATE	06/14/2017	MMSR					
XF DATE	06/14/2017	MMSR	AG DATE										
INC DATE													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			34,717
TOTAL MARKET OB/XF VALUE			1,150
TOTAL LAND VALUE - MARKET			90,835
TOTAL MARKET VALUE			126,702
SOH/AGL Deduction			96,497
ASSESSED VALUE			30,205
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			30,205
TOTAL JUST VALUE			126,702
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			120,162
5YR CK MM PU XFOB 0055			
COA PER RETURNED 2021 TRIM			
2021 AG REMOVED			
2018 TRIM RET'D NOT DELIVERABLE UTF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000633	ROOF OVER/METAL-C		12/13/2023
023547	N/A	0	05/01/1998
023532	N/A	0	04/24/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0974/0022	6/26/2015	WD Q	Q	I	01	234,000	
GRANTOR: RSMS INVESTMENTS LLC							
GRANTEE: WIGGINS DANIEL E &							
0966/0274	3/30/2015	WD Q	Q	I	01	234,000	
GRANTOR: WIGGINS DANIEL E & CH							
GRANTEE: RSMS INVESTMENTS, L							

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	0620	WOOD UTL B	0	0	8	6	48.00	SF	6.00	6.00	100	2002	2002	3	20	58	
2	0700	PORT BLDG	0	0	10	8	80.00	SF	8.00	8.00	100	2006	2006	3	66	422	
3	0055	PORTABLE C	0	0	20	18	360.00	SF	3.00	3.00	100	2014	2014	3	62	670	
4	0055	PORTABLE C	0	0	24	22	528.00	SF	0.00	0.00	100	2021	2021	3	93	0	

BUILDING NOTES			
7606 SMITH CREEK RD, SOPCHOPPY			

BUILDING DIMENSIONS			
BAS=[YR=1991] W66 S16 E50 DCK=[YR=2005] W6 S9 E6 N9S E16 N16S.			

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	000201	C	MH	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	009930	C	AC-RURAL	0			0.00	0.00	23.81	AC		1.00	1.00	1.00	3,500.00	3,500.00	83,335							