

P-1-6 M25 5.46 AC A TRACT
 OF LAND IN NW1/4 OF SEC 36
 OR 221 P 292 OR 661 P 775

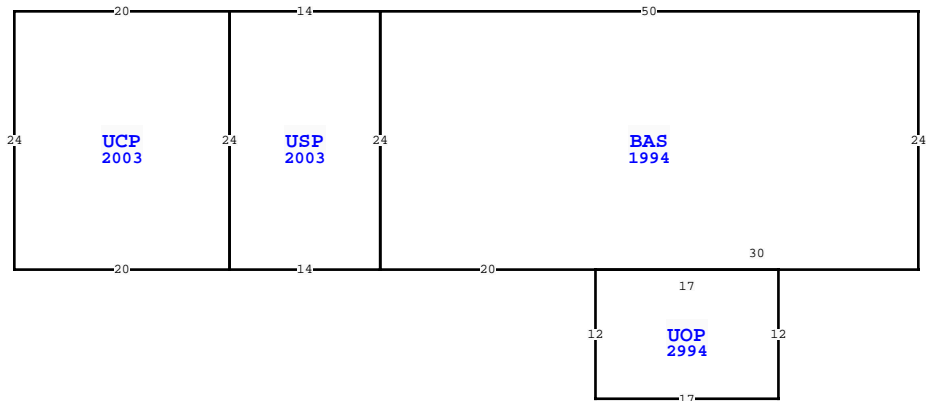
RANKIN PHILLIP H
 655 OAK PARK RD
 SOPCHOPPY, FL 32358

2024

36-4S-03W-000-00582-006

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	12	HARDWOOD	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	08	FAIR	
DOR CODE	5000	IMPRVD AG RES	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	1994
UCP	480	20	2003
UOP	204	25	2994
USP	336	50	2003
TOTALS	2,220		

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%	- 2024		Heated Area: 1200					HX Base Yr	2024		



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY	STANDARD					
Tax Group: 3	Tax Dist:					
BUILDING MARKET VALUE	49,574					
TOTAL MARKET OB/XF VALUE	1,520					
TOTAL LAND VALUE - MARKET	45,000					
TOTAL MARKET VALUE	67,394					
SOH/AGL Deduction	0					
ASSESSED VALUE	67,394					
TOTAL EXEMPTION VALUE	HX HB			42,394		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				96,094		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				54,571		
DENIAL OF DX - PROOF OF DISABILITY WAS NOT SUBMITT						
MAILED LETTER RQSTNG PHYSICIAN STMT FOR DX						
CORRECT LAND LINE						
2021 AG RENEWAL RECD						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20061313	A/C	0	08/09/2006			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0967/0374	4/15/2015	WD Q	Q	I	01	35,000
GRANTOR: MATTHEWS STEPHENIE D						
GRANTEE: RANKIN PHILLIP H						
0765/0409	8/05/2008	QC Q	Q	I	01	24,500
GRANTOR: JOHN K MATTHEWS & STE						
GRANTEE: MATTHEWS STEPHANIE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1994] W50 USP=[YR=2003] W14 UCP=[YR=2003] W20 S24 E20 N24 \$ S24 E14 N24 \$ S24 E20 UOP=[YR=2994] S12 E17 N12 W17 \$ E30 N24 \$.						

EXTRA FEATURES														TOTAL OB/XF		1,520	
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	0940	OPEN SHED	0	100	30	32			4.00	100	2002	2002	3	20	768		
2	0700	PORT BLDG	0	100	20	10			8.00	100	1990	1990	3	47	752		

LAND DESCRIPTION														TOTAL OB/XF										1,520	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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								