

DEER RUN LOT 16
 OR 62 P 591 OR 87 P 165
 OR 1031 P 55 OR 1373 P 605

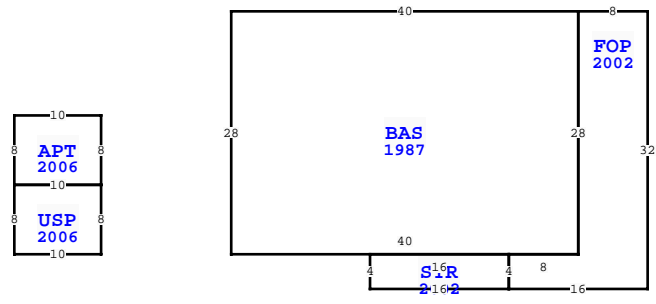
MARTINEAU COLLEEN CATHERINE/MARTINEAU JOSEPH ETAL
 146 DEER RUN CT
 SOPCHOPPY, FL 32358

2024

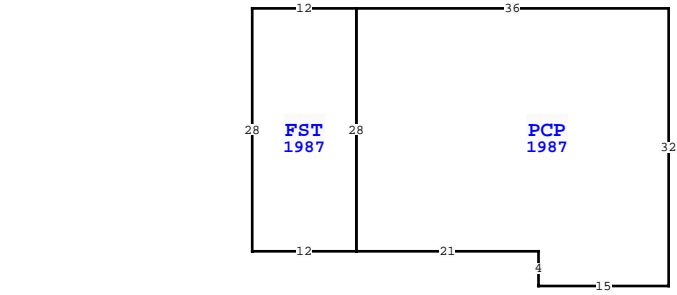
02-5S-03W-134-00595-016

ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,616	106.0290	100.73	162,780	1987	1989	0	0	34.00	66.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1200 HX Base Yr 2022													



Quality	08 FAIR				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	5 MKT AREA 02				
NEIGHBORHOOD/LOC	134.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	80	100	2006	80	5,318
BAS	1,120	100	1987	1,120	74,460
FOP	288	30	2002	86	5,718
FST	336	55	1987	185	12,299
PCP	1,068	10	1987	107	7,113
STR	64	10	2002	6	399
USP	80	40	2006	32	2,127
TOTALS	3,036			1,616	107,435



BLD DATE	10/04/2018	MMJT	LGL DATE	
XF DATE	10/04/2018	MMJT	LAND DATE	10/04/2018 MMJT
INC DATE			AG DATE	

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	100	7	7	49.00	SF	6.00	6.00	100	1985	1985	3	20	59	
2	0350	BOATDOCK A	0	100	12	12	144.00	SF	26.40	26.40	100	1985	1985	GD	20	760	

TOTAL OB/XF														
														819

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	000005	C	VAC SOP RIVE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	32,000.00	32,000.00	32,000							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		107,435			
TOTAL MARKET OB/XF VALUE		819			
TOTAL LAND VALUE - MARKET		32,000			
TOTAL MARKET VALUE		140,254			
SOH/AGL Deduction		15,002			
ASSESSED VALUE		125,252			
TOTAL EXEMPTION VALUE		50,000		HX HB	
BASE TAXABLE VALUE		75,252			
TOTAL JUST VALUE		140,254			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		144,896			
MM 5 YR CK, ADJUST EYB 87-89 HVAC, DEMO XFOB					
CHG QUAL, BATHS.					
5 YR PRCL CK, PU XFOB LN 3. DEL XFOB LN 7-11					
5 YR PRCL CH, PU CORR TRAV					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
16001049	RE-ROOF-CO	0	10/21/2016		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/0605	8/13/2024	WD	Q	I	01	275,000
GRANTOR: BENNETT TIMOTHY R						
GRANTEE: MARTINEAU JOSEPH						
1031/0055	4/06/2017	WD	Q	I	01	179,000
GRANTOR: CONNELL BOBBY G & PAT						
GRANTEE: BENNETT TIMOTHY R						

BUILDING NOTES													
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BUILDING DIMENSIONS
 FOP=[YR=2002] W8 S28 BAS=[YR=1987] N28 W40 S28 PTR=W15
 USP=[YR=2006] N8 W10 APT=[YR=2006] E10 N8 W10 S8\$ S8 E10\$
 E15\$ PTR=S15 FST=[YR=1987] S28 E12 N28 PCP=[YR=1987] S28 E21
 S4 E15 N32 W36\$ W12\$ N15\$ E40\$ W8 S4 STR=[YR=2002] N4 W16 S4
 E16\$ E16 N32 \$.