2-6S-3W P-8-M-29
IN S 1/2 OF NW 1/4 ALSO CALLED
LOT 10 OF DAUGHTRY EST PLAT

TURMAN EDWARD MARTIN
405 CHURCH ST
MELBOURNE, FL 32904

2024

02-6S-03W-000-01304-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC RES / WXFOBS	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	9000.00	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

201 DAUGHTRY DR, SOPCHOPPY

BLD DATE	12/20/2016	MMSR	LGL DATE	
XF DATE	08/28/2019	MMJT	LAND DATE	08/28/2019 MMJT
INC DATE			AG DATE	

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
1	0080	4' CHAINLI	0	0	0	0	364.00	LF	13.00	13.00	100	1980	1980	3	20	946	
2	0630	METAL UTL	0	0	20	18	360.00	SF	8.00	8.00	100	1965	1965	3	20	576	
3	0950	METAL SHED	0	0	10	20	200.00	SF	8.00	8.00	100	1965	1965	3	20	320	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,842
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	71,842
SOH/AGL Deduction	42,316
ASSESSED VALUE	29,526
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,526
TOTAL JUST VALUE	71,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,842

COA PER NCOA REPORT

5 YR PRCL CH, N/C

COA PER OWNER

5 YR PRCL CH, DEL BLDG & PU AS XFOB'S LN 2-3

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/0266	1/06/2022	WD	Q	I	01	125,000
GRANTOR: DEAN WILLIAM G & SHER						
GRANTEE: TURMAN EDWARD MARTI						
1128/0433	10/17/2019	WD	Q	I	01	40,000
GRANTOR: OGDEN KATHY JEAN						
GRANTEE: DEAN WILLIAM G & SH						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 1,842

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	000003	C	VAC OCH RIVE	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 08/28/2019 BY MMJT Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 04/08/2026 BY SYS