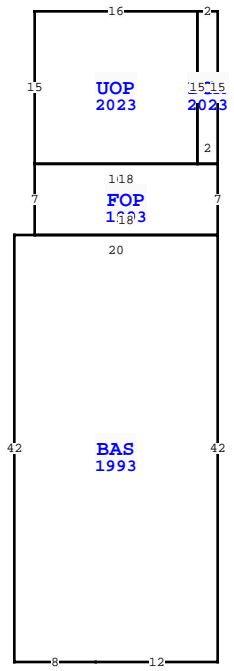


ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	04	PLYWOOD	50		
Interior Wall	05	DRYWALL	50		
Interior Floor	09	PINE WOOD	90		
Interior Floor	11	CLAY TILE	10		
Heating Type	02	CONVECTION	100		
Air Condition	02	WINDOW	100		
Bedrooms		1	100		
Bathrooms		1	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	08	FAIR			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	5	MKT	AREA	13	
NEIGHBORHOOD/LOC	000	1.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	34,869
DCK	30	10	2023	3	125
FOP	126	30	1993	38	1,577
UOP	240	20	2023	48	1,992
TOTALS	1,236			929	38,563

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	929	92.9700	88.32	82,049	1960	1970	0	0	53.00	47.00		
1 SINGLE FAM 0% - 0 Heated Area: 840 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			38,563
TOTAL MARKET OB/XF VALUE			10,693
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			79,256
SOH/AGL Deduction			9,867
ASSESSED VALUE			69,389
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			69,389
TOTAL JUST VALUE			79,256
NCON VALUE			2,418
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			61,898
MM 5YRCHK NEW UOP/DCK 5/3/23			
PU XFOB LN 12			
5 YR PRCL CK, CHG RCVR, CODE XFOB LN 3, 5.			
5, PU XFOB LN 9-11			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2007755	UTL BLDG	0	05/21/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/0470	5/29/2024	CR	U	I	11	0
GRANTOR: CASEY CHRISTOPHER C						
GRANTEE: LAMARCHE DANIEL						
1362/0205	5/29/2024	WD	Q	I	01	169,000
GRANTOR: CASEY CHRISTOPHER C						
GRANTEE: LAMARCHE DANIEL						

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
2	0080	4' CHAINLI	0	0	0	0	120.00	LF	13.00	13.00	100	1988	1988	3	20	312	
3	0055	PORTABLE C	0	0	20	20	400.00	SF	3.00	3.00	100	2007	2007	3	30	360	
4	0210	CONCRETE D	0	0	53	20	1,060.00	SF	6.00	6.00	100	2007	2007	3	30	1,908	
5	0055	PORTABLE C	0	0	20	12	240.00	SF	3.00	3.00	100	2006	2006	3	27	194	
6	0700	PORT BLDG	0	0	12	12	144.00	SF	8.00	8.00	100	2006	2006	3	66	760	
7	0700	PORT BLDG	0	0	16	12	192.00	SF	8.00	8.00	100	2007	2007	3	68	1,044	
8	0620	WOOD UTL B	0	0	16	7	112.00	SF	6.00	6.00	100	2004	2004	3	23	155	
9	0375	WOOD WALK	0	0	83	4	332.00	SF	15.00	15.00	100	2014	2014	3	62	3,088	
10	0060	DECK WOOD	0	0	8	6	48.00	SF	5.00	5.00	100	2014	2014	3	79	190	
11	0350	BOATDOCK A	0	0	16	10	160.00	SF	24.00	24.00	100	2014	2014	3	62	2,381	

TOTAL OB/XF													
10,392													
BLD DATE	07/19/2018	MMJT	LGL DATE										
XF DATE	07/19/2018	MMJT	LAND DATE	07/19/2018 MMJT									
INC DATE			AG DATE										

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993;ORIG=0,14] W20 S42 E8 E12 N42 \$													
UOP=[YR=2023;ORIG=-18,7] N15 E16 S15 W16 \$													
FOP=[YR=1993;ORIG=0,7] W18 S7 E18 N7 \$													
DCK=[YR=2023;ORIG=-2,-8] E2 S15 W2 N15 \$													

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	000132	C	SFR RIVER	0			60.00	210.00	60.00	FF		1.00	1.00	1.00	500.00	500.00	30,000							

13-3S-5W P-3-M-6
 A PARCEL 60 X 210 FT
 OR 5 P 759 OR 86 P 160

LAMARCHE DANIEL/COX LARA
 36 ASHMORE COVE LANE
 SOPCHOPPY, FL 32358

2024

13-3S-05W-000-00029-000


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
DOR CODE 0100 SINGLE FAMILY																
MAP NUM 5 MKT AREA 13																
NEIGHBORHOOD/LOC 000 1.00/																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											
TOTALS																
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	
15	0620	WOOD UTL B	0 0	9 6	54.00	SF	6.00	6.00	100	2024	2021		93	301		

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				38,563	
TOTAL MARKET OB/XF VALUE				10,693	
TOTAL LAND VALUE - MARKET				30,000	
TOTAL MARKET VALUE				79,256	
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TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				69,389	
TOTAL JUST VALUE				79,256	
NCON VALUE				2,418	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				61,898	
5 YR PRCL CH, CORR INT, CORR CODE XFOB LN 3 & OR941P642 DATED 5/15/2014.					
R140097-CORRECT OWNER NAME AND ADDRESS PER AND SOLD PROPERTY 5/25/2014.					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/0470	5/29/2024	CR	U	I	11	0
GRANTOR: CASEY CHRISTOPHER C						
GRANTEE: LAMARCHE DANIEL						
1362/0205	5/29/2024	WD	Q	I	01	169,000
GRANTOR: CASEY CHRISTOPHER C						
GRANTEE: LAMARCHE DANIEL						

BUILDING NOTES	

BUILDING DIMENSIONS	

LAND DESCRIPTION										TOTAL OB/XF										301					
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	