1-6S-2W P-8-M-55
LYING IN S 1/2 OF SEC 1
OR 16 P 684 OR 1160 P 23

BYRD FAMILY PROPERTIES LLC
154 TURTLE CREEK LN
PANACEA, FL 32346

2024

01-6S-02W-000-03575-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	000	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

COASTAL HWY, PANACEA

BLD DATE	08/18/2008 MMSR	LGL DATE	02/11/2019 MMSS
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	2,425
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	57,425
SOH/AGL Deduction	0
ASSESSED VALUE	57,425
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,425
TOTAL JUST VALUE	57,425
NCON VALUE	2,425
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

MM 5 YR CK 3/16/23, PU XFOB.
S/O 0.43 AC & REINSTATE PRCL 03574-000
PRCL S/O REQUEST BYRD 8508194300
COMB PRCL 03574-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1253/0718	3/01/2022	WD	Q	V	01	55,000
GRANTOR: CARRERAS MANUEL A						
GRANTEE: BYRD FAMILY PROPERT						
1177/0215	10/27/2020	QC	U	V	30	100
GRANTOR: CARRERAS MANUEL A						
GRANTEE: CARRERAS MANUEL A						

BUILDING NOTES

BUILDING DIMENSIONS

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	1000	COOLER	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2022	AV	97	2,425	

LAND DESCRIPTION

TOTAL OB/XF 2,425

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	001000	C	VAC COMMERCI	0		C2	0.00	0.00	200.00	FF		1.00	1.00	1.00	275.00	275.00	55,000							

REVIEW DATE 03/16/2023 BY MMLA Total Acres: 0.82 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/20/2026 BY SYS