OLD RESTAURANT
12- 6S- 2W P-2-M-55
SEC 12 OR 21 P 545

PETRANDIS ANGELO ERNEST
PO BOX 159
PANACEA, FL 32346

2024

01-6S-02W-000-03866-000

BUILDING CHARACTERISTICS

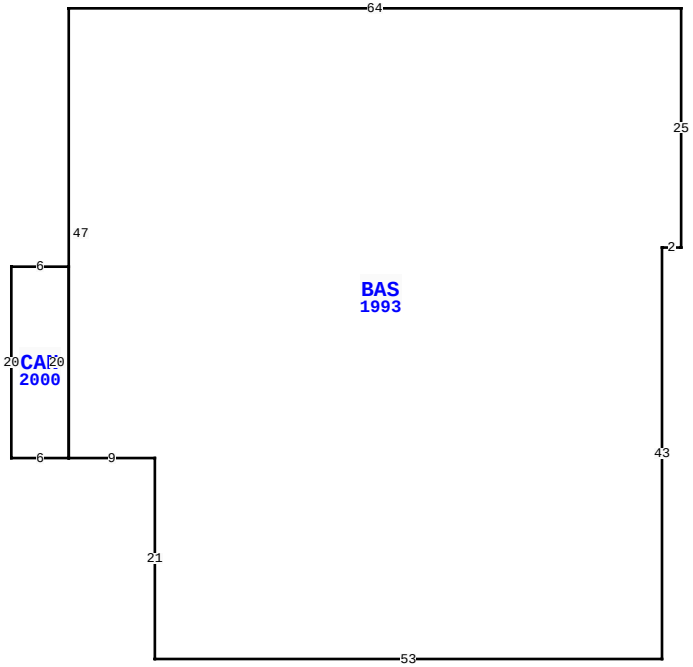
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	03	MASONRY 100
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Heating Type	09	ENG F AIR 100
Air Condition	07	ENG PACKGE 100
Fixtures		10 100
Story Height		0 100
RMS		5 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	1700	OFFICE BUILDING
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
BAS	4,077	100	1993	4,077	229,633
CAN	120	30	2000	36	2,028
TOTALS	4,197			4,113	231,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1700	04	4,113	93.8742	140.81	579,152	1964	1989	0	0	0	60.00	40.00

1 OFFICE 0% - 0 Heated Area: 4077 HX Base Yr



104 COASTAL HWY, PANACEA

BLD DATE	09/12/2018	MMJT	LGL DATE	09/12/2018	MMJT
XF DATE	09/12/2018	MMJT	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	231,661
TOTAL MARKET OB/XF VALUE	13,428
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	275,089
SOH/AGL Deduction	0
ASSESSED VALUE	275,089
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	275,089
TOTAL JUST VALUE	275,089
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,090

PRCL:0:1: CHG FROM BANK TO OFFICE. EB 01/23
MM 5 YR CK, CHG HTTP, A/C, FRME, & EYB
5 YR PRCL CK, N/C
COA PER WAK TCO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
027225	BANK	0	12/01/2000
023959	ELEC	0	08/18/1998
023454	INSIDE	0	04/07/1998
021892	N/A	0	02/17/1997
020702	N/A	0	03/05/1996
020691	N/A	0	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S47 CAN=[YR=2000] N20 W6 S20 E6$ E9 S21 E53 N43 E2 N25$.

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	0211	CONCRETE W	0	0	318	5	1,590.00	SF	6.00	6.00	100	2000	2000	3	20	1,908	
2	0210	CONCRETE D	0	0	24	21	504.00	SF	6.00	6.00	100	2000	2000	3	20	605	
3	0250	ASPHALT AV	0	0	0	0	18,107.00	SF	2.00	2.00	100	2000	2000	3	20	7,243	
4	0100	6" CHAINLI	0	0	0	0	440.00	LF	19.00	19.00	100	2000	2000	3	20	1,672	
5	0920	LIGHT POST	0	0	0	0	4.00	UT	2,500.00	2,500.00	100	2000	2000	3	20	2,000	

LAND DESCRIPTION

TOTAL OB/XF 13,428

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	001700	C	1STORY OFF	0		C2	0.00	0.00	150.00	FF		1.00	1.00	1.00	200.00	200.00	30,000							

REVIEW DATE 03/21/2023 BY MMAK Total Acres: 0.66 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 04/01/2026 BY SYS