

RIVER SHORE HEIGHTS
BLOCK C LOTS 1,2 & 3
OR 35 P 192 OR 174 P 413

DUCLOS JODI CHRISTINE/HOOVER DONNIE JR.
69 BAY DR
PANACEA, FL 32346

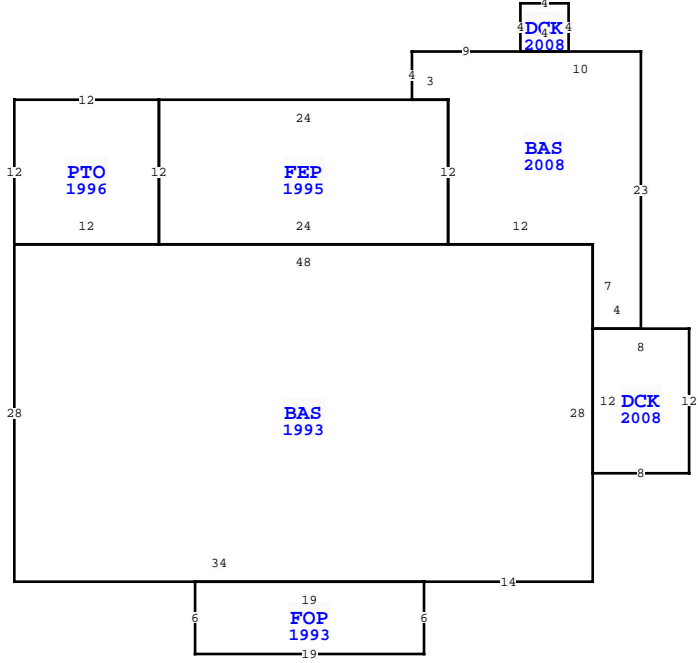
2024

01-6S-02W-034-03597-000



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	90		
Interior Wall	06	CUST PANEL	10		
Interior Floo	11	CLAY TILE	100		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms				3	100
Bathrooms				2	100
Story Height				0	100
Stories	1.			1.	100
Units				0	100
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA		03	
NEIGHBORHOOD/LOC	34.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	108,983
BAS	296	100	2008	296	24,002
DCK	16	10	2008	2	162
DCK	96	10	2008	10	811
FEP	288	80	1995	230	18,651
FOP	114	30	1993	34	2,757
PTO	144	5	1996	7	568
TOTALS	2,298			1,923	155,934

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2024		Heated Area: 1870					HX Base Yr 2024		



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			155,934
TOTAL MARKET OB/XF VALUE			2,676
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			218,610
SOH/AGL Deduction			0
ASSESSED VALUE			218,610
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			168,610
TOTAL JUST VALUE			218,610
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			205,880
COA PER HX APP			
2023 TRIM RTND, UTF			
MM 5YR CK - +/- XFOBS; CORR XFOB			
2022 TRIM RTND TO SNDR - UTF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000587	RE-ROOF-CO	0	05/28/2021
2007976	ADDITION-CO	0	07/09/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1224/0738	8/17/2021	WD Q	Q	I	01	269,857
GRANTOR: BROWN STANLEY D. & CH						
GRANTEE: DUCLOS JODII CHRIST						
0249/0782	2/23/1995	WD Q	Q	I		65,000
GRANTOR:						
GRANTEE:						

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	0211	CONCRETE W	0	100	49	3			6.00	100	1996	1996	3	20	176	
2	0620	WOOD UTL B	0	100	16	10			6.00	100	1990	1990	3	20	192	
3	0700	PORT BLDG	0	100	14	10			8.00	100	1980	1980	3	20	224	
4	0140	FIRE PLACE	0	100	0	0			1,900.00	100	1988	1988	3	45	855	
5	0213	CONCRETE P	0	100	6	4			6.00	100	1996	1996	3	100	144	
6	0055	PORTABLE C	0	100	30	18			3.00	100	2015	2015	3	67	1,085	
7	0625	PORT WD UT	0	100	20	10			0.00	100	2022	2022	3	97	0	
TOTALS													2,676			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W48 PTO=[YR=1996] E12 N12 FEP=[YR=1995] S12 E24 N12 W24\$ W12 S12\$ S28 E34 FOP=[YR=1993] W19 S6 E19 N6\$ E14 N28\$ BAS=[YR=2008] S7 DCK=[YR=2008] S12 E8 N12 W8\$ E4 N23 W10 DCK=[YR=2008] E4 N4 W4 S4\$ W9 S4 E3 S12 E12\$.			

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	000100	C	SFR	100			80.00	125.00	3.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	60,000							