

TIDE CREEK LANDING SUBD LOT 6  
 OR 407 P 734 OR 600 P 887  
 OR 1088 P 96 OR 1362 P 634

FRIESNER-NIXON MELISSA  
 116 TURTLE CREEK LANE  
 PANACEA, FL 32346

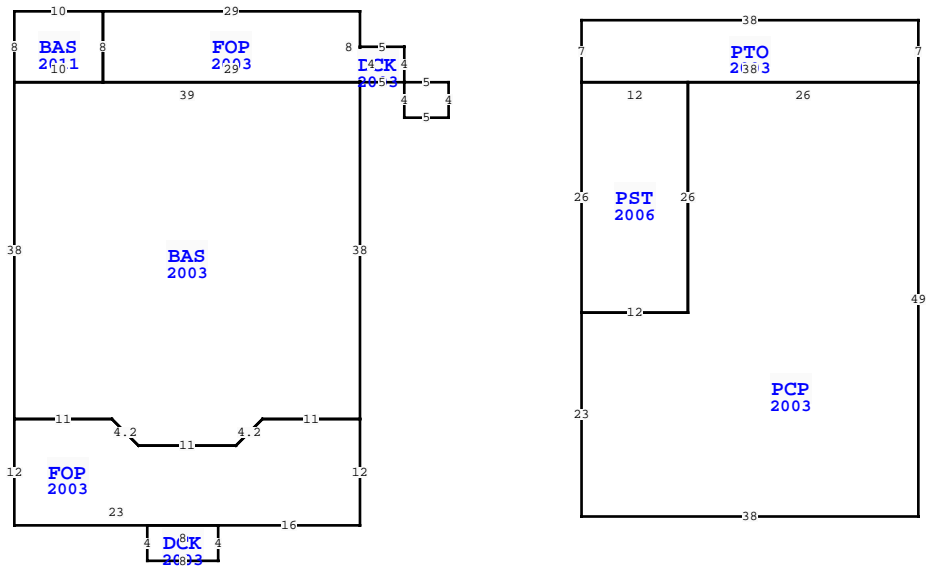
2024

01-6S-02W-286-03569-A06



ELEMENT		CD	CONSTRUCTION		
Foundation	05	PILE CONCR	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	05	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	12	HARDWOOD	50		
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	286.00	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100	2003	1,524	187,294
BAS	80	100	2011	80	9,832
DCK	32	10	2003	3	369
DCK	40	10	2003	4	491
FOP	232	30	2003	70	8,602
FOP	426	30	2003	128	15,730
PCP	1,550	10	2003	155	19,049
PST	312	15	2006	47	5,776
PTO	266	5	2003	13	1,598
TOTALS	4,462			2,024	248,742

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,024	147.0000	153.62	310,927	2003	2003	0	0	20.00	80.00
1 SINGLE FAM 100% - 2019 Heated Area: 1604 HX Base Yr 2019											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			248,742
TOTAL MARKET OB/XF VALUE			227
TOTAL LAND VALUE - MARKET			34,600
TOTAL MARKET VALUE			283,569
SOH/AGL Deduction			30,341
ASSESSED VALUE			253,228
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			203,228
TOTAL JUST VALUE			283,569
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,566
5 YR PRCL CH, CORR TRAV			
ADD HX FOR 2019- GANEY			
TC COA FORM FROM RONALD 850-893-8338			
ADD CHG PER WAKULLA TRIM NCOA REPORT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
31020	SFD CHG/BL	0	11/19/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/0634	5/24/2024	WD Q	Q	I	01	499,900
GRANTOR: GANEY RICHARD A						
GRANTEE: FRIESNER-NIXON MELI						
1088/0096	9/19/2018	WD Q	Q	I	01	260,000
GRANTOR: BROWER RONALD E						
GRANTEE: GANEY RICHARD A & J						

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	30	6			6.00	100	2003	2003	3	21	227	

BUILDING NOTES											
116 TURTLE CREEK LN, PANACEA											
BLD DATE 02/12/2019 MMAK LGL DATE 02/12/2019 MMAK											
XF DATE 02/12/2019 MMAK LAND DATE 02/12/2019 MMAK											
INC DATE AG DATE											

BUILDING DIMENSIONS											
FOP=[YR=2003] W29 S8 BAS=[YR=2011] N8 W10 S8 E10\$ E29											
BAS=[YR=2003] W39 S38 E11 R3 D3 E11 R3 U3 E11											
FOP=[YR=2003] W11 L3 D3 W11 L3 U3 W11 S12 E23											
DCK=[YR=2003] W8 S4 E8 N4\$ E16 PTR=E25 N1 PCP=[YR=2003] E38											
N49 PTO=[YR=2003] N7 W38 S7 PST=[YR=2006] S26 E12 N26 W12\$											
E38\$ W26 S26 W12 S23\$ S1 W25\$ N12\$ N38\$ DCK=[YR=2003] E5 S4											
E5 N4 W5 N4 W5 S4\$ N8\$.											

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	DPHT 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	34,600.00	34,600.00	34,600							