

TIDE CREEK LANDING SUBD LOT 12  
 OR 407 P 734 OR 531 P 404  
 OR 1101 P 276 OR 1190 P 98

LOEB THOMAS L III/LOEB MARY BETH  
 154 TURTLE CREEK LANE  
 PANACEA, FL 32346

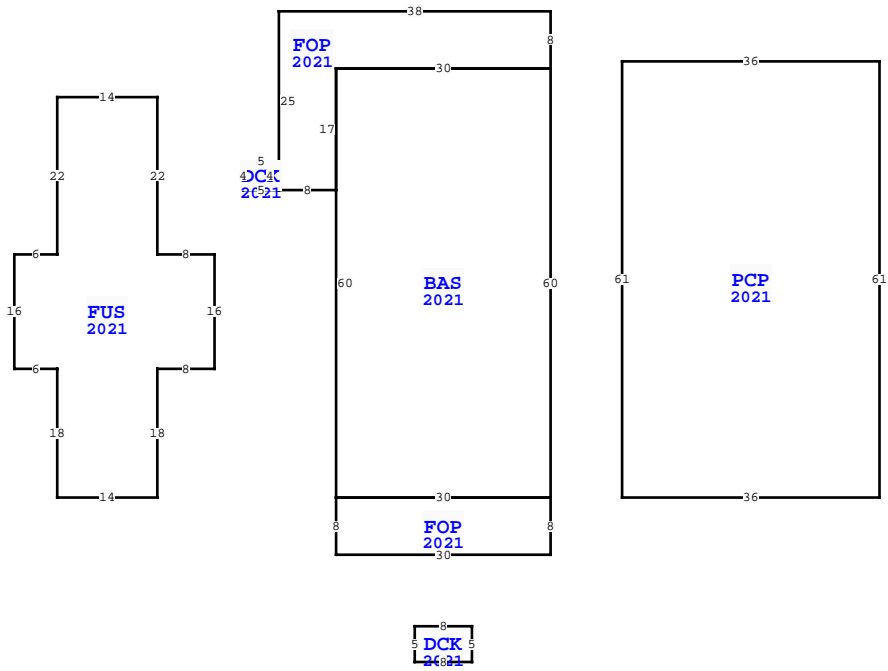
2024

01-6S-02W-286-03569-A12



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	11	AVERAGE		100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	12	MODULAR MT		100	
Interior Wall	05	DRYWALL		100	
Interior Floor	07	VYL PLANK		100	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms		4	100		
Bathrooms		2.5	100		
Story Height		0	100		
Stories	2.	2.	100		
Units		0	100		
Quality	07	GOOD			
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	1,800	100	2021	1,800	231,066
DCK	20	10	2021	2	257
DCK	40	10	2021	4	514
FOP	240	30	2021	72	9,242
FOP	440	30	2021	132	16,945
FUS	1,008	100	2021	1,008	129,397
PCP	2,196	10	2021	220	28,242
TOTALS	5,744			3,238	415,663

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,238	125.3500	130.99	424,146	2021	2021	0	0	2.00	98.00
1 SINGLE FAM 100% - 2022 Heated Area: 2808 HX Base Yr 2022											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			415,663
TOTAL MARKET OB/XF VALUE			1,549
TOTAL LAND VALUE - MARKET			34,600
TOTAL MARKET VALUE			451,812
SOH/AGL Deduction			44,759
ASSESSED VALUE			407,053
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			357,053
TOTAL JUST VALUE			451,812
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			446,120
PU NEW SFD; XFOB LNS 1-2			
5 YR PRCL CK, N/C			
5 YR PRCL CH, N/C			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001009	SFD-CO	0	11/08/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1360/0432	5/17/2024	WD	Q	I	01	575,000
GRANTOR: BYRD ALLEN M						
GRANTEE: LOEB THOMAS L III						
1190/0098	1/25/2021	QC	U	V	30	100
GRANTOR: BYRD ALLEN						
GRANTEE: BYRD ALLEN M & MIST						

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	65	4			6.00	100	2021	2021	3	93	1,451	
2	0060	DECK WOOD	0	100	0	0	SF	5.00	5.00	100	2021	2021	3	98	98	

TOTAL OB/XF											
154 TURTLE CREEK LN, PANACEA											
BLD DATE	12/02/2020	MMM	LGL DATE								
XF DATE	12/02/2020	MMM	LAND DATE	12/02/2020							
INC DATE			AG DATE								

BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=2021] W38 S25 DCK=[YR=2021] N4 W5 S4 E5\$ E8 N17 E30											
BAS=[YR=2021] W30 S60 E30 PTR=[YR=2021] E10 PCP=[YR=2021]											
E36 N61 W36 S61\$ W10\$ FOP=[YR=2021] W30 PTR=[YR=2021] W25											
FUS=[YR=2021] N18 E8 N16 W8 N22 W14 S22 W6 S16 E6 S18 E14\$											
E25\$ S8 PTR=[YR=2021] S10 E11 DCK=[YR=2021] S5 E8 N5 W8\$											
W11 N10\$ E30 N8\$ N60 \$ N8\$.											

LAND DESCRIPTION																								
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	34,600.00	34,600.00	34,600							