

TIDE CREEK LANDING SUBD LOT 35
 OR 407 P 734 OR 496 P 468
 OR 1069 P 643

JACKSON COMMERCE LLC
 50 RAVEN RUN
 HAVANA, FL 32333

2024

01-6S-02W-286-03569-A35



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
																	VALUATION BY		STANDARD														
																	Tax Group: 3		Tax Dist:														
																	BUILDING MARKET VALUE		0														
																	TOTAL MARKET OB/XF VALUE		0														
																	TOTAL LAND VALUE - MARKET		34,600														
																	TOTAL MARKET VALUE		34,600														
																	SOH/AGL Deduction		7,540														
																	ASSESSED VALUE		27,060														
																	TOTAL EXEMPTION VALUE		0														
																	BASE TAXABLE VALUE		27,060														
																	TOTAL JUST VALUE		34,600														
																	NCON VALUE		0														
																	INCOME VALUE																
																	PREVIOUS YEAR MKT VALUE		24,600														
																	5YR CK NC MM																
																	5 YR PRCL CH, N/C																
																	2017 TRIM RETURNED/UTF																
																	5 YR PRCL CH, N/C																
DOR CODE		0000 VACANT RESIDENTIAL														PERMIT NUM		DESCRIPTION			AMT		ISSUED										
MAP NUM		4		MKT AREA																													
NEIGHBORHOOD/LOC		286.00		1.10/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
																	SALES DATA																
																	OFF RECORD Number		DATE		TYPE INST		Q / V		I / I		RSN CD		SALE PRICE				
																	1255/0512		3/01/2022		WD Q		V		V		01		27,800				
																	GRANTOR: BOWMAN JOHN A & MICHE																
																	GRANTEE: JACKSON COMMERCE LL																
																	1084/0642		8/31/2018		WD U		V		12		14,000						
																	GRANTOR: CAPITAL CITY BANK																
																	GRANTEE: BOWMAN JOHN A & MIC																
																	BUILDING NOTES																
																	BUILDING DIMENSIONS																
TOTALS						TURTLE CREEK LN, PANACEA										BLD DATE		11/20/2018		MMP		LGL DATE		11/20/2018		MMP							
EXTRA FEATURES																XF DATE				LAND DATE				AG DATE									
																INC DATE																	
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																	
																	TOTAL OB/XF		0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	34,600.00	34,600.00	34,600																
REVIEW DATE 02/17/2023 BY MMLW Total Acres: 0.00 Total Land Value: 34,600 Market: 0 Agricultural: 0 Common: 34,600 PRINTED 04/01/2026 BY SYS																																	