TIDE CREEK LANDING SUB LOT 45
OR 407 P 734 OR 834 P 406
OR 856 P 54 OR 945 P 584

EVANS CREEK LLC
2000 WARRINGTON WAY STE 163
LOUISVILLE, KY 40222

2024

01-6S-02W-286-03569-A45

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SNAILS PACE LN, PANACEA

BLD DATE	11/20/2018 MMTP	LGL DATE	11/20/2018 MMTP
XF DATE		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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	43,250
TOTAL MARKET VALUE	43,250
SOH/AGL Deduction	27,693
ASSESSED VALUE	15,557
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,557
TOTAL JUST VALUE	43,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,750

5YR CK NC MM

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

CHG MAIL.ADD. PER COA FORM FROM TC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0945/0584	6/23/2014	WD	Q	V	01	23,000
GRANTOR: FARRIS KIRSTIAN						
GRANTEE: EVANS CREEK, LLC						
0856/0054	7/06/2011	WD	U	V	12	20,000
GRANTOR: WAKULLA BANK / FDIC						
GRANTEE: FARRIS KIRSTIAN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.25	34,600.00	43,250.00	43,250							

REVIEW DATE 02/17/2023 BY MMLW Total Acres: 0.00 Total Land Value: 43,250 Market: 0 Agricultural: 0 Common: 43,250 PRINTED 04/01/2026 BY SYS