

TARPON SHORES SUB UNIT 1  
 LOT 9 & 10 OR 100 P 525,526  
 OR 49 P 578 OR 99 P.898,899

CHANDLER JAMES R III/DOUGLAS COURTNEY K  
 2481 SURF RD  
 PANACEA, FL 32346

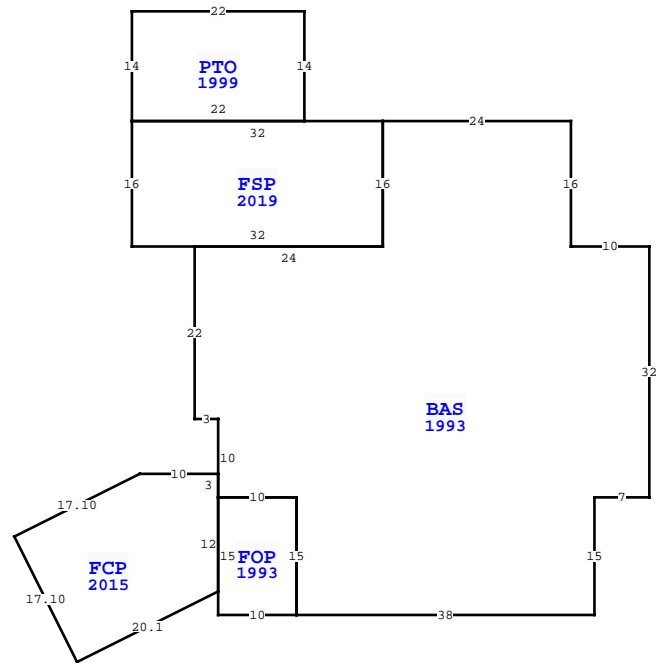
2024

02-6S-02W-033-03627-000



ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	03	MASONRY		100	
Exterior Wall	12	CEDAR/CYPR		50	
Exterior Wall	15	CONC	BLOCK	50	
Roof Structur	01	FLAT		100	
Roof Cover	04	BUILT-UP		100	
Interior Wall	06	CUST	PANEL	100	
Interior Floo	11	CLAY	TILE	50	
Interior Floo	12	HARDWOOD		50	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms		4		100	
Bathrooms		3		100	
Story Height		0		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	13	GOOD		100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	4	MKT	AREA	03	
NEIGHBORHOOD/LOC	75.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,780	100	1993	2,780	353,614
FCP	415	25	2015	104	13,229
FOP	150	30	1993	45	5,724
FSP	512	55	2019	282	35,870
PTO	308	5	1999	15	1,908
TOTALS	4,165			3,226	410,345

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		446,027	1960	2015	0	0	8.00	92.00
			Heated Area: 2780			HX Base Yr 2024					



WAKULLA COUNTY PROPERTY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		485,304		
TOTAL MARKET OB/XF VALUE		49,780		
TOTAL LAND VALUE - MARKET		264,000		
TOTAL MARKET VALUE		799,084		
SOH/AGL Deduction		0		
ASSESSED VALUE		799,084		
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE		749,084		
TOTAL JUST VALUE		799,084		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		648,575		
ADDRESS CLEAN UP - MV TO LN 1				
COA PER NCOA REPORT				
/2020 VALUES.EMLD DR01R TO LEON CO				
RMV HX, ANDERSON PORTED TO LEON FOR 2021APP				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
20000132	ROOF OVER-CO	0	04/07/2020	
19000346	REPAIRS	0	04/18/2019	
19000009	REROOF	0	01/09/2019	
18000698	MECH	0	06/27/2018	
17000264	WINDOW REPLACE-CO	0	02/23/2017	
17000264	WINDOW REPLACE	0	02/23/2017	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST U / V / I /	RSN CD	SALE PRICE
1289/0047	10/25/2022	WD Q	I 01	865,000
GRANTOR: ANDERSON WILLIAM E II				
GRANTEE: CHANDLER JAMES R II				
0372/0046	1/20/2000	WD Q	I	320,000
GRANTOR: WARD FLORA J & WIEGAN				
GRANTEE: ANDERSON WILLIAM E				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1993] W24 S16 FSP=[YR=2019] N16 W32 PTO=[YR=1999] E22 N14 W22 S14\$ S16 E32\$ W24 S22 E3 S10 FOP=[YR=1993] S15 E10 N15 W10\$ FCP=[YR=2015] N3 W10 L16 D8 D16 R8 R18 U9 N12\$ E10 S15 E38 N15 E7 N32 W10 N16\$.				

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	0220	POOL VINYL	0	100	16	32	SF	60.00	60.00	100	1989	1989	3	40	12,288	
2	0210	CONCRETE D	0	100	20	9	SF	6.00	6.00	100	1989	1989	3	20	216	
3	0020	BARN, FRAME	0	100	30	40	SF	12.00	12.00	100	1989	1989	3	20	2,880	
4	0080	4' CHAINLI	0	100	0	0	LF	13.00	13.00	100	1980	1980	3	20	182	
5	0815	SCREEN POO	0	100	40	20	SF	15.00	15.00	100	2019	2019	3	92	11,040	
6	0001	BLOCK UTIL	0	100	9	5	SF	16.00	16.00	100	1960	1960	3	20	144	
7	0130	FIRE PLACE	0	100	0	0	UT	1,300.00	1,300.00	100	2004	2004	3	62	806	
8	0840	SEAWALL RI	0	100	0	0	LF	38.00	38.00	100	1993	1993	3	20	1,216	
9	0211	CONCRETE W	0	100	22	4	SF	6.00	6.00	100	1989	1989	3	20	106	
10	0940	OPEN SHED	0	100	6	4	SF	4.00	4.00	100	2010	2010	3	43	41	
TOTAL OB/XF 28,919																

LAND DESCRIPTION																								
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	000132	C	SFR RIVER	100			160.00	242.00	160.00	FF		1.00	1.00	1.00	1,650.00	1,650.00	264,000							

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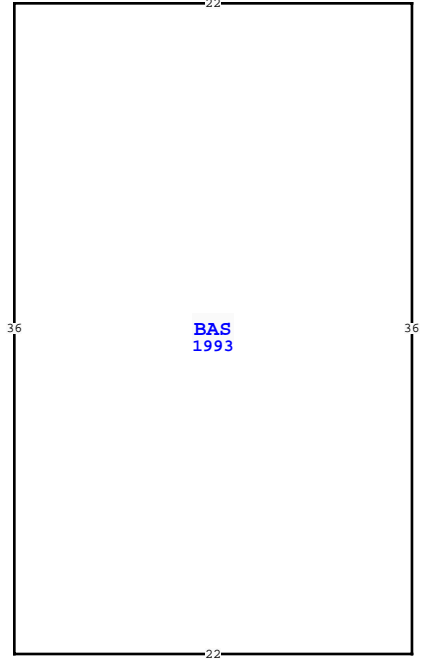
2024

02-6S-02W-033-03627-000



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	08	WD ON	PLY	100	
Roof Structur	02	SHED		100	
Roof Cover	04	BUILT-UP		100	
Interior Wall	05	DRYWALL		50	
Interior Wall	08	DECORATIVE		50	
Interior Floo	11	CLAY TILE		100	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms				1	100
Bathrooms				1.5	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	75.00			1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	1993	792	74,959

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	792	121.5000	115.42	91,413	1960	2005	0	0	18.00	82.00
2 SINGLE FAM		100% - 2024	Heated Area: 792		HX Base Yr 2024						



WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		485,304				
TOTAL MARKET OB/XF VALUE		49,780				
TOTAL LAND VALUE - MARKET		264,000				
TOTAL MARKET VALUE		799,084				
SOH/AGL Deduction		0				
ASSESSED VALUE		799,084				
TOTAL EXEMPTION VALUE		HX HB 50,000				
BASE TAXABLE VALUE		749,084				
TOTAL JUST VALUE		799,084				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		648,575				
5, CORR CODE XFOB LN 8						
TRAV (SEE NOTES IN KOFILE) CORR YEAR XFOB LN						
5 YR PRCL CH, RV FOR HURRICANE MICHAEL, CORR						
DUE TO DAMAGE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2014664	CARPORT	0	08/06/2014			
2012586	ELECT	0	08/31/2012			
2012565	RE-ROOF	0	08/23/2012			
2012438	BOAT LIFT	0	07/09/2012			
2011299	ENCLOSURE	0	05/09/2011			
2010159	RE-ROOF	0	03/15/2010			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/0047	10/25/2022	WD	Q	I	01	865,000
GRANTOR: ANDERSON WILLIAM E II						
GRANTEE: CHANDLER JAMES R II						
0372/0046	1/20/2000	WD	Q	I		320,000
GRANTOR: WARD FLORA J & WIEGAN						
GRANTEE: ANDERSON WILLIAM E						

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
11	0375	WOOD WALK	0	100	80	4		320.00	SF	15.00	2012	2012	3	52	2,496
12	0330	BOAT SHED	0	100	25	12		300.00	SF	15.00	2012	2012	3	52	2,340
13	0006	ELECTRIC L	0	100	0	0		1.00	UT	8,500.00	2012	2012	3	52	4,420
14	0740	UNFINISH O	0	100	10	9		90.00	SF	11.00	2012	2012	3	78	772
15	0350	BOATDOCK A	0	100	11	9		99.00	SF	24.00	2012	2012	3	52	1,236
16	0350	BOATDOCK A	0	100	10	10		100.00	SF	24.00	2012	2012	3	52	1,248
17	0210	CONCRETE D	0	100	0	0		1,600.00	SF	6.00	2015	2015	3	67	6,432
18	0625	PORT WD UT	0	100	26	8		208.00	SF	6.00	2020	2020	3	89	1,111
19	0130	FIRE PLACE	0	100	0	0		1.00	UT	1,300.00	2004	2004	3	62	806

TOTALS		792		792	74,959
2481 SURF RD, PANACEA					
BLD DATE	02/22/2021	MMNR	LGL DATE		
XF DATE	12/06/2019	MMSR	LAND DATE	12/06/2019	MMSR
INC DATE			AG DATE		

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W22 S36 E22 N36\$.					

LAND DESCRIPTION										TOTAL OB/XF										20,861					
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	