BAYSIDE VILLAS OF PANACEA
BUILDING A UNIT 2
OR 87 P 988 & OR 90 P 605-610

RITZENTHALER KEN/RITZENTHALER BRAKETTA
824 SUMMERBROOKE DR
TALLAHASSEE, FL 32312-6728

2024

02-6S-02W-033-03660-A02

BUILDING CHARACTERISTICS

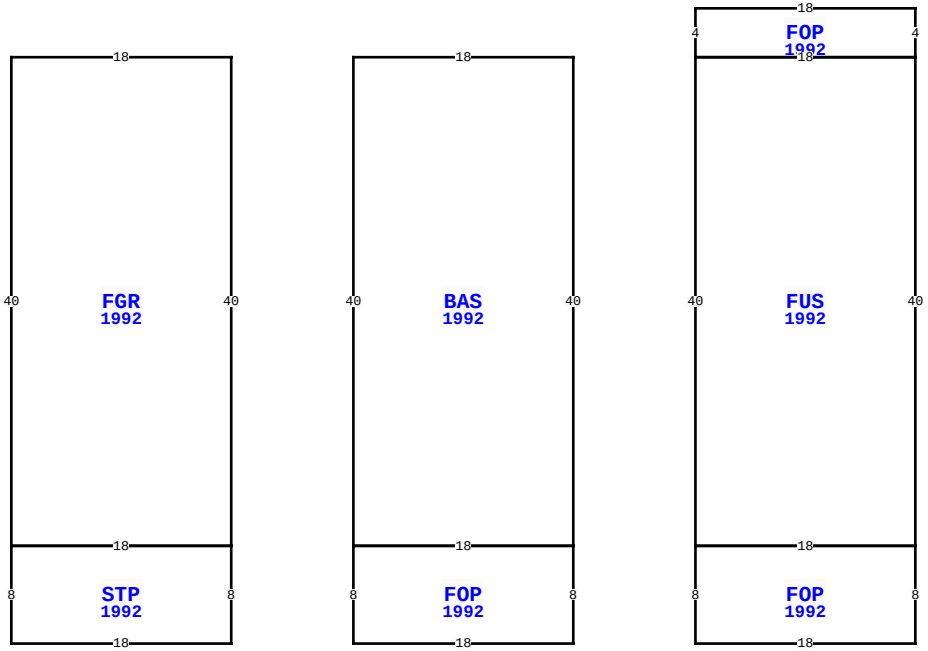
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	04	REIN CONC 100
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	05	CORG ASB 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2.5 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0400	CONDOMINIA
MAP NUM	4	MKT AREA 03
NEIGHBORHOOD/LOC	33.00	1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1992	720	65,733
FGR	720	50	1992	360	32,867
FOP	72	30	1992	22	2,009
FOP	144	30	1992	43	3,925
FOP	144	30	1992	43	3,925
FUS	720	100	1992	720	65,733
STP	144	10	1992	14	1,278
TOTALS	2,664			1,922	175,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1300	01	1,922	126.8000	126.80	243,710	1992	1995	0	0	0	28.00	72.00

1 CONDO 0% - 0 Heated Area: 1440 HX Base Yr



BLD DATE	11/19/2018 MMJT	LGL DATE	
XF DATE	11/19/2018 MMJT	LAND DATE	11/19/2018 MMJT
INC DATE		AG DATE	

2289 A2 SURF RD, PANACEA

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	175,471
TOTAL MARKET OB/XF VALUE	637
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	176,108
SOH/AGL Deduction	546
ASSESSED VALUE	175,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,562
TOTAL JUST VALUE	176,108
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,721

5YR CK NC MM
& DOORS CC 4/6/22
MM PRMT CK, ADJ EYB 1992-1995 FOR NEW WINDOWS
5 YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000507	2 WINDOWS/DOOR-CC	0	09/28/2021
2008993	RAISE ELEC METER	0	12/03/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0255/0060	5/30/1995	WD	Q	I		86,100
GRANTOR:						
GRANTEE:						
0136/0664	12/02/1987	WD	Q	I		82,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1992] W18 PTR=W10 FGR=[YR=1992] W18 S40 E18
STP=[YR=1992] W18 S8 E18 N8$ N40$ E10$ S40 E18 FOP=[YR=1992]
W18 S8 E18 N8$ PTR=E10 FUS=[YR=1992] E18 N40 W18
FOP=[YR=1992] E18 N4 W18 S4$ S40$ FOP=[YR=1992] S8 E18 N8
W18$ W10$ N40$.

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
1	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1992	1992	3	49	637	

LAND DESCRIPTION

TOTAL OB/XF 637

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	000400	C	CONDO	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	0.00	0.00	0							

REVIEW DATE 05/10/2023 BY MMLA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 05/06/2026 BY SYS