

BAYSHORE SUB BLOCK A  
 LOT 13 OR 40 P 456  
 OR 110 P 742,743

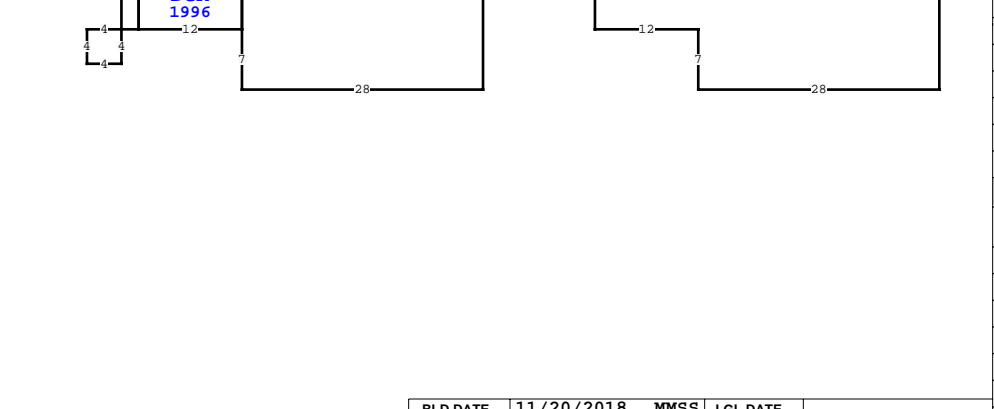
WYCOFF SPENCER/WYCOFF LISA  
 21 SHORELINE DR  
 PANACEA, FL 32346

**2024**

02-6S-02W-094-03674-000

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	30	WOOD FRAME 100
Exterior Wall	02	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 70
Interior Floor	07	VYL PLANK 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,741	110.5000	104.98	182,770	1996	1999	0	0	24.00	76.00



WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		138,905	
TOTAL MARKET OB/XF VALUE		19,846	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		278,751	
SOH/AGL Deduction		87,680	
ASSESSED VALUE		191,071	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		141,071	
TOTAL JUST VALUE		278,751	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		250,155	
CORR DIM IN XFOB, PU XFOB			
MM 5YR CK - CH FLR, DEMO UGR2002 - NEW TRAV			
5 YR PRCL CK, PU XFOB LN 9, DEM XFOB LN 11-13			
SSNS CORR IN OWNER SCRIN - THEY WERE SWITCHED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000759	CARGO LIFT-CO	0	08/09/2019
19000027	REPAIRS-CO	0	01/08/2019
2014395	DOCKS/SEAWALLS	0	05/19/2014
29423	DECK	0	09/11/2002
020296	N/A	0	11/08/1995

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1996	1,344	107,231
DCK	96	10	1996	10	798
DCK	96	10	1996	10	798
DCK	220	10	2002	22	1,756
FEP	216	80	2012	173	13,803
PCP	1,752	10	1996	175	13,963
UOP	34	20	1996	7	559
<b>TOTALS</b>	<b>3,758</b>			<b>1,741</b>	<b>138,905</b>

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1082/0440	8/03/2018	WD Q	Q	I	01	274,000
GRANTOR: MCCALLISTER JAMES FRA						
GRANTEE: WYCOFF SPENCER & LI						
0984/0299	11/02/2015	WD Q	Q	I	01	244,000
GRANTOR: DAMIPER JAMES DAVID &						
GRANTEE: MCCALLISTER JAMES F						

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	0870	SEAWALL AL	0	100	0	0	LF	51.00	51.00	100	1995	1995	3	20	816	
2	0007	ELECTRIC L	0	100	0	0	UT	7,500.00	7,500.00	100	2002	2002	3	20	1,500	
3	0211	CONCRETE W	0	100	6	5	SF	6.00	6.00	100	1996	1996	3	20	36	
4	0350	BOATDOCK A	0	100	16	4	SF	24.00	24.00	100	1996	1996	3	20	307	
5	0350	BOATDOCK A	0	100	26	6	SF	24.00	24.00	100	2014	2014	3	62	2,321	
6	0350	BOATDOCK A	0	100	48	4	SF	24.00	24.00	100	2014	2014	3	62	2,857	
7	0375	WOOD WALK	0	100	28	4	SF	15.00	15.00	100	2014	2014	3	62	1,042	
8	0060	DECK WOOD	0	100	12	8	SF	5.00	5.00	100	2014	2014	3	79	379	
9	0080	4' CHAINLI	0	100	0	0	LF	13.00	13.00	100	2017	2017	3	76	988	
10	0009	DUMBWAITER	0	100	0	0	UT	10,000.00	10,000.00	100	2021	2021	3	96	9,600	

EXTRA FEATURES		21 SHORELINE DR, PANACEA	
BLD DATE	11/20/2018	MMSS	LGL DATE
XF DATE	11/20/2018	MMSS	LAND DATE
INC DATE			AG DATE
TOTALS		1,741	138,905

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1996] W28 S41 DCK=[YR=1996] N8 W12 FEP=[YR=2012] E12 N18 W12 DCK=[YR=1996] E12 N8 W12 DCK=[YR=2002] W2 N4 W4 S4 E4 S11 W10 S12 E10 S11 W4 S4 E4 N4 E2 N34\$ S8\$ S18\$ S8 E12\$ S7 E28 PTR=E25 PCP=[YR=1996] E28 N48 W28 S7 W12 S34 E12 S7\$ W25\$ N32 UOP=[YR=1996] S6 E3 S4 E4 N4 W4 N6 W3\$ N16\$.											

LAND DESCRIPTION		TOTAL OB/XF										19,846												
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	000100	C	SFR	100		R1	75.00	110.00	1.00	LT		1.00	1.00	6.00	20,000.00	120,000.00	120,000							