REFUGE AT PANACEA
LOT 29
OR559- P46

MASSOUDI SHAHROKH/ROHANI FARANAK
3714 BOBBIN BROOK EAST
TALLAHASSEE, FL 32312

2024

02-6S-02W-308-03616-029

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	308.00	1.00/	

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

WILDERNESS WAY, PANACEA

BLD DATE	11/19/2018	MMTP	LGL DATE	11/19/2018 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	4,650
TOTAL MARKET VALUE	4,650
SOH/AGL Deduction	0
ASSESSED VALUE	4,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,650
TOTAL JUST VALUE	4,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,375

5 YR CK, VCNT PRCL
5 YR PRCL CH, N/C
5 YR PRCL CH, N/C
COA PER DR-535 FORM FROM PHILIP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1055/0633	11/21/2017	WD	Q	V	01	3,000
GRANTOR: STREIT-RUBEN PHILIP						
GRANTEE: MASSOUDI SHAHROKH &						
0607/0381	7/29/2005	WD	Q	V		85,000
GRANTOR: THE REFUGE AT PANACEA						
GRANTEE: STREIT PHILIP RUBIN						

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	0.75	6,200.00	4,650.00	4,650							

REVIEW DATE 01/08/2022 BY ITLA Total Acres: 0.00 Total Land Value: 4,650 Market: 0 Agricultural: 0 Common: 4,650 PRINTED 05/06/2026 BY SYS