

REFUGE AT PANACEA
 LOT 101
 OR 559 P 46 OR 601 P 453

MASSOUDI ARASH A
 3714 BOBBIN BROOK E
 TALLAHASSEE, FL 32312

2024

02-6S-02W-308-03616-101



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
															VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 6,200 TOTAL MARKET VALUE 6,200 SOH/AGL Deduction 0 ASSESSED VALUE 6,200 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 6,200 TOTAL JUST VALUE 6,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 8,500														
															5 YR CK, VCNT PRCL 5 YR PRCL CH, N/C 5 YR PRCL CH, N/C COA PER MR. MASSOUDI BY PHONE														
DOR CODE 0000 VACANT RESIDENTIAL															PERMIT NUM				DESCRIPTION				AMT		ISSUED				
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																								
															SALES DATA														
															OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE								
															0907/0822	4/05/2013	WD	Q	V	01	3,500								
															GRANTOR: REESE LARRY ALAN														
															GRANTEE: MASSOUDI ARASH A														
															0601/0453	6/28/2005	WD	Q	V	02	170,000								
															GRANTOR: THE REFUGE AT PANACEA														
															GRANTEE: LARRY ALAN REESE														
TOTALS															BUILDING NOTES														
EXTRA FEATURES															BUILDING DIMENSIONS														
HIDDEN POND LN, PANACEA																													
															BLD DATE	10/22/2008			MMSR	LGL DATE	12/05/2018			MMJT					
															XF DATE				LAND DATE				AG DATE						
															INC DATE														
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													
																	TOTAL OB/XF 0												
LAND DESCRIPTION																	TOTAL OB/XF 0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	6,200.00	6,200.00	6,200												
REVIEW DATE 01/08/2022 BY ITLA Total Acres: 0.00 Total Land Value: 6,200 Market: 0 Agricultural: 0 Common: 6,200 PRINTED 05/06/2026 BY SYS																													