RIVER BEND SUB
BLOCK C LOTS 38 & 39
OR 52 P 325

MADDEN NANCY CHRISTINE
27 RIVER DR
PANACEA, FL 32346

2024

03-6S-02W-036-03809-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	36.100	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

SURF RD, PANACEA

BLD DATE	02/02/2009	MMFS	LGL DATE	09/14/2018 MMJT
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	28,000
TOTAL MARKET VALUE	28,000
SOH/AGL Deduction	0
ASSESSED VALUE	28,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,000
TOTAL JUST VALUE	28,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,200

OR 1333 P 749 WD SALE S/O LOTS 6 & 35-37 TO NEW PR
5YR CK VACANT PRCL
5 YR PRCL CK, N/C
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1333/752	10/19/2023	WD	Q	V	01	33,400
GRANTOR: BROWN W STEVEN						
GRANTEE: MADDEN NANCY CHRIST						
394/510	11/17/2000	WD	Q	V	01	42,500
GRANTOR: SMITH CHARLES III						
GRANTEE: BROWN STEVEN W						

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					2.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 01/08/2022 BY ITLW Total Acres: 0.66 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 04/08/2026 BY SYS