

RIVER BEND SUB BLOCK C  
 LOT 4 OR 388 P 79  
 OR 947 P 346

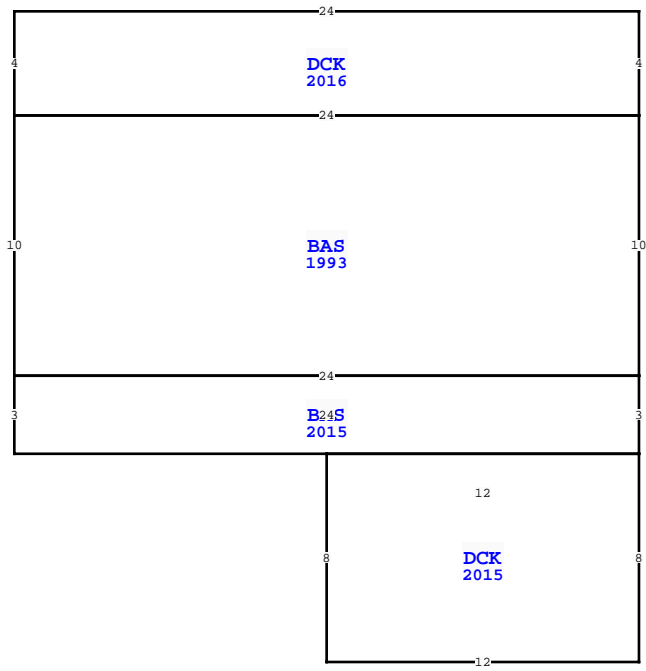
CLARK NICHOLAS/CLARK CHRISTIE  
 33 RIVER DR  
 PANACEA, FL 32346

**2024**

03-6S-02W-036-03809-001

ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	01	WOOD FRAME	100			
Frame	02	WOOD FRAME	100			
Exterior Wall	04	SINGLE SID	100			
Roof Structur	03	GABLE/HIP	100			
Roof Cover	11	SLATE	100			
Interior Wall	05	DRYWALL	100			
Interior Floo	09	PINE WOOD	100			
Heating Type	04	AIR DUCTED	100			
Air Condition	03	CENTRAL	100			
Bedrooms		1	100			
Bathrooms		1	100			
Story Height		0	100			
Stories	1.	1.	100			
Units		0	100			
Quality	02	BELOW AVERAGE				
DOR CODE	0100	SINGLE FAMILY				
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	
BAS	240	100	1993	240	11,904	
BAS	72	100	2015	72	3,572	
DCK	96	10	2015	10	496	
DCK	96	10	2016	10	496	
TOTALS	504			332	16,468	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0% - 0		94.48	31,367	1945	1985	0	0	47.50	52.50
Heated Area: 312 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			16,468
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			36,468
SOH/AGL Deduction			2,342
ASSESSED VALUE			34,126
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			34,126
TOTAL JUST VALUE			36,468
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			38,859
5 YR PRCL CH, CHG RCVR, PU NEW TRAV			
BACK TO REGULAR STATUS			
GAVE INFORMATION TO OWNER AND RETURN PRCL			
BE IF COMBINED LOT 4 & 5. DID DUMMY COMBINE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000718	MECH	0	08/03/2015
20159	ENCLOSURE-CO	0	01/06/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1061/0577	1/30/2018	QC	U	V	11	100
GRANTOR: CARMONEY GALE & PAT						
GRANTEE: CLARK NICHOLAS & CH						
0947/0346	7/18/2014	WD	Q	V	05	45,000
GRANTOR: WHITE ROBERT D & FRAN						
GRANTEE: CARMONEY GALE & PAT						

EXTRA FEATURES																
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											
33 RIVER DR, PANACEA											
BLD DATE		05/03/2019		MMAK		LGL DATE		05/03/2019		MMAK	
XF DATE		05/03/2019		MMAK		LAND DATE					
INC DATE						AG DATE					

BUILDING NOTES											

BUILDING DIMENSIONS											
DCK=[YR=2016] W24 S4 E24 BAS=[YR=1993] W24 S10 E24											
BAS=[YR=2015] W24 S3 E24 DCK=[YR=2015] W12 S8 E12 N8\$ N3\$											
N10\$ N4\$.											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0			115.00	158.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							