

RIVER BEND SUB BLOCK C
 LOT 5 OR 29 P 19
 OR 82 P 449 OR 92 P 498

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

2024

03-6S-02W-036-03809-002


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 20,000 TOTAL MARKET VALUE 20,000 SOH/AGL Deduction 5,480 ASSESSED VALUE 14,520 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 14,520 TOTAL JUST VALUE 20,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 22,000 5 YR PRCL CK NC MM 5 YR PRCL CK, N/C 2019 NEW OWNR LETTER RETURNED/UTF BACK TO REGULAR STATUS														
DOR CODE			0000 VACANT RESIDENTIAL													PERMIT NUM				DESCRIPTION		AMT		ISSUED					
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											SALES DATA													
																OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE			
																1061/0577		1/30/2018		QC U		V V		11		100			
																		GRANTOR: CARMONEY GALE & PAT											
																		GRANTEE: CLARK NICHOLAS & CH											
																		0947/0346		7/18/2014		WD Q		V V		05		45,000	
																		GRANTOR: WHITE ROBERT D & FRAN											
																		GRANTEE: CARMONEY GALE & PAT											
TOTALS																		BLD DATE				LGL DATE				09/25/2018 MMJT			
EXTRA FEATURES																		XF DATE				LAND DATE							
RIVER DR, PANACEA																		INC DATE				AG 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	BUILDING NOTES												
																	BUILDING DIMENSIONS												
																		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	20,000.00	20,000.00	20,000												