

RIVER BEND SUB
 BLOCK C LOT 3
 OR 285 P 365

OR 52 P 325
 OR 486 P 671

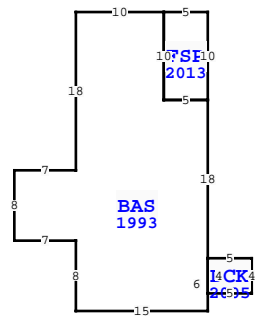
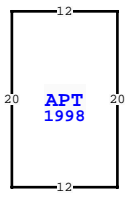
MADDEN NANCY
 27 RIVER DR
 PANACEA, FL 32346

2024

03-6S-02W-036-03809-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	05	CORG ASB	100
Interior Wall	04	PLYWOOD	70
Interior Wall	05	DRYWALL	30
Interior Floo	12	HARDWOOD	70
Interior Floo	11	CLAY TILE	30
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		2	100
Bathrooms		2	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
APT	240	100	1998
BAS	516	100	1993
DCK	20	10	2005
FSP	50	55	2013
TOTALS	826		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	786	98.2600	93.35	73,373	1945	2004	0	0	23.75	76.25
1 SINGLE FAM 100% - 2016 Heated Area: 756 HX Base Yr 2016											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			55,947
TOTAL MARKET OB/XF VALUE			1,241
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			77,188
SOH/AGL Deduction			8,802
ASSESSED VALUE			68,386
TOTAL EXEMPTION VALUE	HX HB		43,386
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			77,188
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			79,868
CORR XFOB DIM; PU XFOB			
MM 5YR CK - CH EXW & QUAL (OK BY ED)			
5 YR PRCL CHK PU XFOB LN 2			
PRCL:0:1: NO SOH TO PORT FROM LEON FOR 206/MADDEN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009172	ELEC UPGDE	0	03/02/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0925/0028	10/19/2013	WD	Q	I	01	78,500
GRANTOR: BOURLAND BONNIE C						
GRANTEE: MADDEN NANCY						
0881/0445	5/30/2012	WD	Q	I	01	102,800
GRANTOR: KIRST CAROL						
GRANTEE: BOURLAND BONNIE						

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
1	0700	PORT BLDG	0	100	10	9			8.00	100	2000	2000	3	57	410	
2	0060	DECK WOOD	0	100	12	12	SF	5.00	5.00	100	2017	2017	3	91	655	
3	0060	DECK WOOD	0	100	9	4	SF	5.00	5.00	100	2021	2021	3	98	176	

BLD DATE		09/25/2018	MMTP		LGL DATE		
XF DATE		09/25/2018	MMTP		LAND DATE		09/25/2018
INC DATE					AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2013] W5 S10 E5 BAS=[YR=1993] W5 N10 W10 PTR=N20	
APT=[YR=1998] E12 N20 W12 S20\$ S20\$ S18 W7 S8 E7 S8 E15 N6	
DCK=[YR=2005] S4 E5 N4 W5\$ N18\$ N10\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	100			83.00	195.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							