RIVER BEND SUB
BLOCK C LOT 7
OR 50 P 412 OR 499 P 290

GUNN HALL NINA M/HALL TAYLOR JOANN
175 CHAMPION OAKS CIR
HAVANA, FL 32333

2024

03-6S-02W-036-03810-007

WAKULLA COUNTY PROPERTY

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

RIVER DR, PANACEA

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

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	0
ASSESSED VALUE	20,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,000
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
5 YR PRCL CH, N/C
5 YR PRCL CK N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1273/0821	7/07/2022	WD	Q	V	01	27,000
GRANTOR: ELDRIDGE MARGARET						
GRANTEE: GUNN HALL NINA M AK						
1248/0367	1/21/2022	WD	Q	V	01	15,500
GRANTOR: MCCUE WILLIAM CRAIG						
GRANTEE: ELDRIDGE MARGARET						

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			75.00	224.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 12/20/2022 BY MMLW Total Acres: 0.39 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/13/2025 BY SYS