

RIVER BEND SUB
 BLK C LOT 14
 OR 111 P 100 & OR 140 P 117

PYBUS JOSEPH B/PYBUS FRANCES T
 P O BOX 873
 PANACEA, FL 32346

2024

03-6S-02W-036-03811-015



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 5 YR PRCL CH, N/C 5 YR PRCL CK N/C									
DOR CODE 0000 VACANT RESIDENTIAL																PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0598/0270 6/08/2005 WD Q I CD 195,500 GRANTOR: KESSLER GRANTEE: PYBUS 0413/0275 7/09/2001 WD Q V CD 15,000 GRANTOR: KESSLER HOWARD W GRANTEE:											
MAP NUM 4 MKT AREA 03																BUILDING NOTES BUILDING DIMENSIONS											
NEIGHBORHOOD/LOC 36.100 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS						RIVER DR, PANACEA										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 09/21/2018 MMJT											
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												

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	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							