RIVER BEND SUBD
BLOCK C LOTS 16
OR 63 P 959 & OR 82 P 397

DREW JOHN III/DREW PAULA
93 RIVER DRIVE
OCHLOCKONEE BAY, FL 32346

2024

03-6S-02W-036-03811-016

BUILDING CHARACTERISTICS

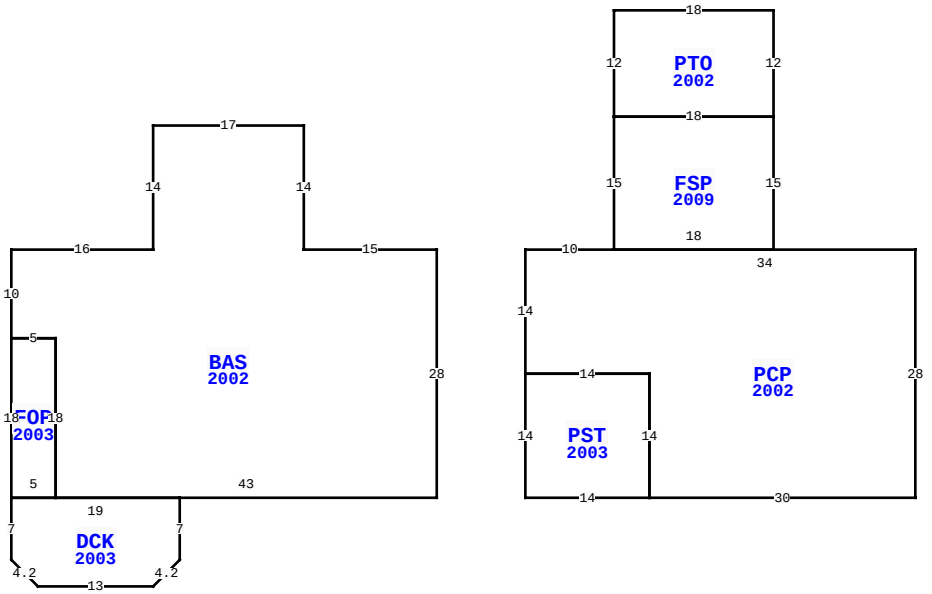
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	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	1,492	100	2002	1,492	181,626
DCK	181	10	2003	18	2,191
FOP	90	30	2003	27	3,287
FSP	270	55	2009	148	18,016
PCP	1,036	10	2002	104	12,660
PST	196	15	2003	29	3,530
PTO	216	5	2002	11	1,339
TOTALS	3,481			1,829	222,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,829	149.0000	141.55	258,895	2002	2009	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2022 Heated Area: 1492 HX Base Yr 2022



93 RIVER DR, PANACEA

BLD DATE	09/21/2018	MMJT	LGL DATE	09/21/2018	MMJT
XF DATE	09/21/2018	MMJT	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		222,650
TOTAL MARKET OB/XF VALUE		21,100
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		263,750
SOH/AGL Deduction		22,148
ASSESSED VALUE		241,602
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		186,602
TOTAL JUST VALUE		263,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,131

FOR 88% GOOD

MM 5YR CK - ADJ EYB 2006-2009 FOR KITCH REMOD

INCR EYB 2002-2006 PRMT OB21-000112

DC WILBURT MARTIN ENRIGHT OR 1135 P 664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000617	CONCRETE SLAB	0	06/07/2021
21000112	RE-ROOF-CO	0	03/10/2021
2010856	MECH	0	08/17/2010
29084	UTL RM	0	05/29/2002
028378	SFD	0	11/13/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1203/0162	4/02/2021	WD	Q	I	01	248,300
GRANTOR: DOYLE CHERLY A & ENRI						
GRANTEE: DREW JOHN III & PAU						
0401/0385	3/01/2001	WD	Q	V		20,000
GRANTOR: ENRIGHT ELLA MAE & WI						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 N14 W17 S14 W16 S10 E5 S18 FOP=[YR=2003] N18 W5 S18 DCK=[YR=2003] S7 D3 R3 E13 R3 U3 N7 W19$ E5$ E43 PTR=E10 PST=[YR=2003] E14 N14 W14 PCP=[YR=2002] E14 S14 E30 N28 W34 FSP=[YR=2009] E18 N15 W18 PTO=[YR=2002] E18 N12 W18 S12$ S15$ W10 S14$ S14$ W10$ N28$.

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
1	0005	ELEVATOR	0	100	0	0	1.00	UT	29,000.00	29,000.00	100	2002	2002	3	59	17,110	
2	0125	MTL/VYL AC	0	100	0	0	236.00	LF	19.00	19.00	100	2003	2003	3	21	942	
3	0080	4' CHAINLI	0	100	0	0	305.00	LF	13.00	13.00	100	2003	2003	3	21	833	
4	0210	CONCRETE D	0	100	50	31	1,550.00	SF	6.00	6.00	100	2003	2003	3	21	1,953	
5	0211	CONCRETE W	0	100	52	4	208.00	SF	6.00	6.00	100	2003	2003	3	21	262	

LAND DESCRIPTION

TOTAL OB/XF 21,100

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	000100	C	SFR	100			53.00	194.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 12/20/2022 BY MMLH Total Acres: 0.24 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 04/08/2026 BY SYS