

RIVER BEND SUBD
BLOCK C LOT 18
OR 63 P 959 & OR 82 P 269

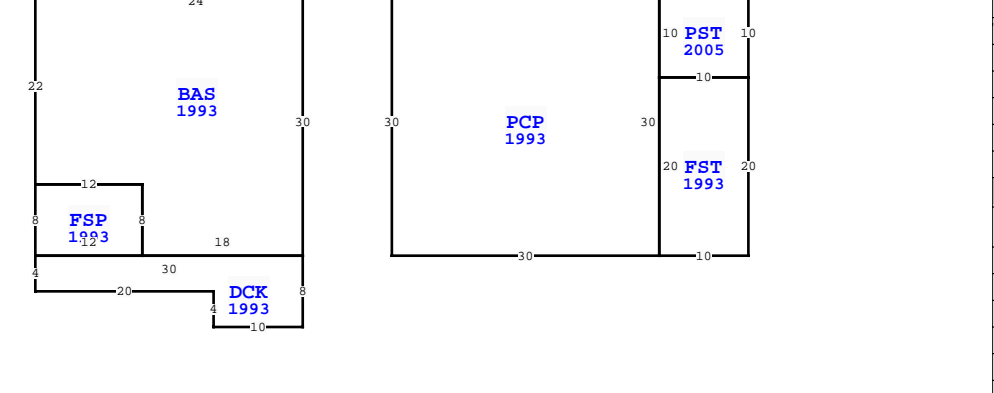
MCQUISTON KENT ALLEN/MCQUISTON ANITA YVETTE
103 RIVER DR
PANACEA, FL 32346

2024

03-6S-02W-036-03811-018


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	12	HARDWOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2.5 100
Story Height		0 100
Stories	1.5	1.5 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2019		115.60	153,748	1988	1992	0	0	31.00	69.00	
Heated Area: 1044 HX Base Yr 2019													



Quality	08	FAIR			
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	804	100	1993	804	64,130
DCK	24	10	1993	2	159
DCK	160	10	1993	16	1,277
FSP	96	55	1993	53	4,228
FST	200	55	1993	110	8,774
FUS	240	100	1993	240	19,143
PCP	900	10	1993	90	7,179
PST	100	15	2005	15	1,196
TOTALS	2,524			1,330	106,086

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		106,086	
TOTAL MARKET OB/XF VALUE		3,303	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		129,389	
SOH/AGL Deduction		0	
ASSESSED VALUE		129,389	
TOTAL EXEMPTION VALUE		HA HAB 13 129,389	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		129,389	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		133,038	

NEW ROOF; PU OMITTED FSP IN NEW TRAVERSE			
MM 5YR CK - CHG RCVR; ADJ EYB 1988-1992 FOR			
2022 T&P RENEWAL RECD			
2021 T&P RENEWAL RECD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000799	REROOF-CO	0	07/30/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1087/0243	9/12/2018	WD Q	I	01		165,000

GRANTOR: MASTERSON JOHN A & MA						
GRANTEE: MCQUISTON KENT ALLE						
0235/0673	6/01/1994	WD U	I			81,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W24 DCK=[YR=1993] E6 N4 W6 S4\$ W6 PTR=N15 E12									
FUS=[YR=1993] E12 N20 W12 S20\$ W12 S15\$ S22 E12 S8 E18									
DCK=[YR=1993] W30 FSP=[YR=1993] E12 N8 W12 S8\$ S4 E20 S4 E10									
N8\$ PTR=E10 PCP=[YR=1993] E30 N30 PST=[YR=2005] S10 E10									
FST=[YR=1993] W10 S20 E10 N20\$ N10 W10\$ W30 S30\$ W10\$ N30\$.									

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	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1988	1988	3	45	855
2	0211	CONCRETE W	0	100	30	6	180.00	SF	6.00	6.00	100	1989	1989	3	20	216
3	0210	CONCRETE D	0	100	20	20	400.00	SF	6.00	6.00	100	2021	2021	3	93	2,232
4	0055	PORTABLE C	0	100	20	20	400.00	SF	0.00	0.00	100	2021	2021	3	93	0
5	0625	PORT WD UT	0	100	20	14	280.00	SF	0.00	0.00	100	2022	2022	3	97	0

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			80.00	198.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							