

RIVER BEND SUBD  
 BLOCK C LOT 19  
 OR 63 P 959 & OR 82 P 139

HOLUB BONITA  
 42 DRIFTWOOD DR  
 PANACEA, FL 32346

2024

03-6S-02W-036-03811-019



| 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<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 20,000<br>TOTAL MARKET VALUE 20,000<br>SOH/AGL Deduction 5,480<br>ASSESSED VALUE 14,520<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 14,520<br>TOTAL JUST VALUE 20,000<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 22,000<br>2023 TRIM RTND, UTF<br>5 YR PRCL CK NC MM<br>5 YR PRCL CK, N/C<br>5 YR PRCL CH, N/C |  |             |  |     |        |  |  |  |  |
| DOR CODE 0000 VACANT RESIDENTIAL |                  |              |         |              |                      |                    |     |           |                |                |                |             |     |        |                 | PERMIT NUM              |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | DESCRIPTION |  | AMT | ISSUED |  |  |  |  |
| 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                           |                  |              |         |              |                      |                    |     |           |                |                |                |             |     |        |                 |                         |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |             |  |     |        |  |  |  |  |
| EXTRA FEATURES                   |                  |              |         |              |                      | RIVER DR, PANACEA  |     |           |                |                |                |             |     |        |                 |                         |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |             |  |     |        |  |  |  |  |
| 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   |     |          | 80.00 | 185.00 | 1.00        | LT          |     | 1.00      | 1.00   | 1.00    | 20,000.00  | 20,000.00      | 20,000     |                             |      |         |      |     |    |        |