

RIVER BEND SUB
BLK D LOTS 4 AND PART OF LOT3
OR 5 P 471 & OR 239 P 25

SEABOLT INVESTMENTS LP
2208 ANNES TRL
SAN MARCOS, TX 78666

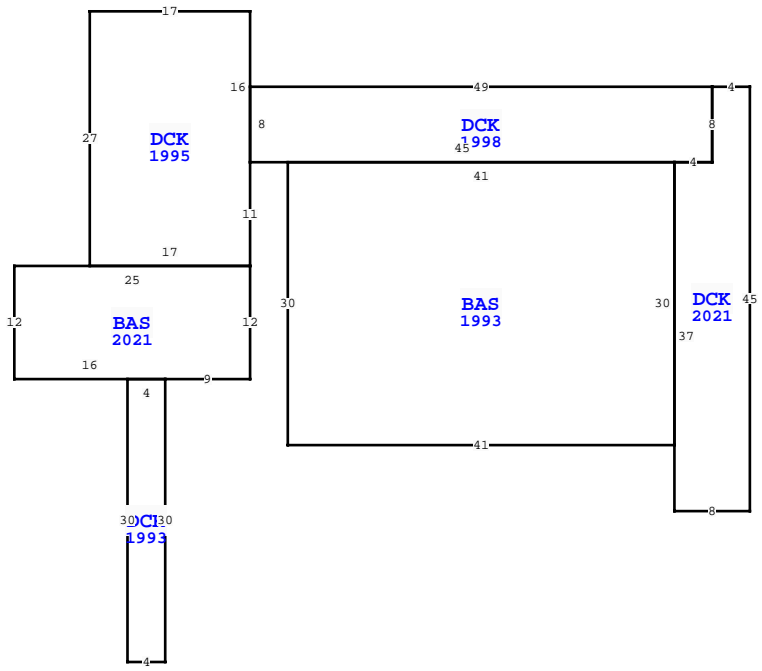
2024

03-6S-02W-036-03826-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	06	CUST PANEL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	12	HARDWOOD 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 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			
0100	01	1,660	90.5250	116.10	192,726	1945	1976	0	0	0	58.75	41.25		
1 SINGLE FAM 0% - 0 Heated Area: 1530 HX Base Yr														



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	0375	WOOD WALK	0	0	69	5		345.00	SF	15.00	100	1995	1995	3	20	1,035
2	0350	BOATDOCK A	0	0	8	16		128.00	SF	26.40	100	1995	1995	GD	20	676
3	0870	SEAWALL AL	0	0	0	0		148.00	LF	51.00	100	1995	1995	3	20	1,510
4	0330	BOAT SHED	0	0	22	28		616.00	SF	15.00	100	1995	1995	3	20	1,848
5	0007	ELECTRIC L	0	0	0	0		2.00	UT	7,500.00	100	2005	2005	3	24	3,600
6	0375	WOOD WALK	0	0	105	5		525.00	SF	15.00	100	2005	2005	3	24	1,890
7	0700	PORT BLDG	0	0	20	12		240.00	SF	8.00	100	2007	2007	3	68	1,306

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	000132	C	SFR RIVER	0			96.00	0.00	1.00	LT		1.00	1.00	1.25	145,000.00	181,250.00	181,250							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			79,499
TOTAL MARKET OB/XF VALUE			11,865
TOTAL LAND VALUE - MARKET			181,250
TOTAL MARKET VALUE			272,614
SOH/AGL Deduction			0
ASSESSED VALUE			272,614
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			272,614
TOTAL JUST VALUE			272,614
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			320,198
MM 5YR CK - PU BATH; CH USP TO BAS IN TRAVERS			
5 YR PRCL CHK CHG RCVR PU XFOB LNS			
R180096- TO CORRECT OWNER			
ADD CHG PER JOHN VIA TCO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000977	REROOF-CO	0	07/18/2017
031229	RPL SEW LN	0	01/21/2004
019473	N/A	0	03/31/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1151/0805	5/13/2020	WD	Q	I	01	325,000
GRANTOR: MADDOX MARY A						
GRANTEE: SEABOLT INVESTMENTS						
1080/0701	7/20/2018	WD	Q	I	01	339,000
GRANTOR: MACGREGOR CALLUM C &						
GRANTEE: MADDOX MARY A						

BLD DATE		09/20/2018	MMTP	LGL DATE	09/20/2018	MMTP
XF DATE		09/20/2018	MMTP	LGL DATE		09/20/2018
INC DATE				AG DATE		

BUILDING NOTES	
8 RIVER DR, PANACEA	

BUILDING DIMENSIONS	
DCK=[YR=2021] W4 S8 W4 DCK=[YR=1998] E4 N8 W49 S8 DCK=[YR=1995] N16 W17 S27 E17 BAS=[YR=2021] W25 S12 E16 DCK=[YR=1993] W4 S30 E4 N30\$ E9 N12\$ N11\$ E45\$ BAS=[YR=1993] W41 S30 E41 N30\$ S37 E8 N45\$.	