

RIVER BEND  
BLOCK D LOT 7  
OR 91 P 245 & OR 105 P 423

RUSSELL WILLIAM C  
PO BOX 760  
PANACEA, FL 32346

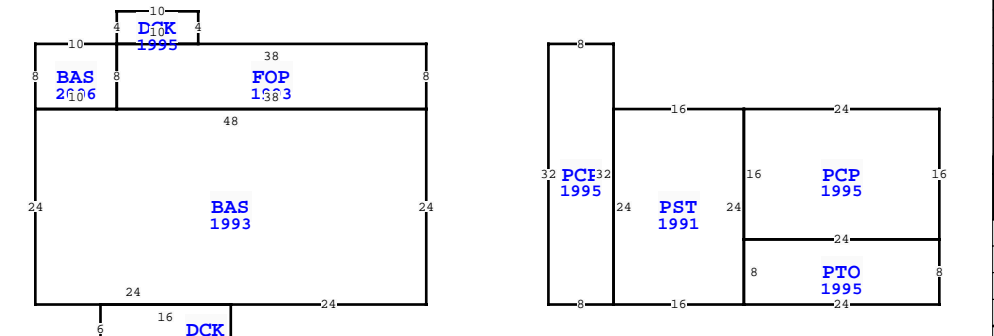
2024

03-6S-02W-036-03828-000



ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2.5 100
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	1,473	113.8500	146.01	215,073	1985	1985	0	0	38.00	62.00		



Quality	08	FAIR			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA 03			
NEIGHBORHOOD/LOC	36.00	1.35/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	104,286
BAS	80	100	2006	80	7,242
DCK	40	10	1995	4	362
DCK	32	10	2005	3	272
DCK	112	10	2005	11	996
FOP	304	30	1993	91	8,238
PCP	256	10	1995	26	2,354
PCP	384	10	1995	38	3,440
PST	384	15	1991	58	5,251
PTO	192	5	1995	10	905
TOTALS	2,936			1,473	133,345

24 RIVER DR, PANACEA

BLD DATE	08/18/2021	MMJJS	LGL DATE	
XF DATE	08/18/2021	MMJJS	LAND DATE	08/18/2021 MMJJS
INC DATE			AG DATE	

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	100	100	5			15.00	100	1991	1991	3	20	1,500	
2	0370	BOATDOCK P	0	100	8	16			12.00	100	1991	1991	3	20	307	
3	0820	SEAWALL,WO	0	100	0	0			34.00	100	1991	1991	3	20	544	
4	0211	CONCRETE W	0	100	32	8			6.00	100	2006	2006	3	27	415	
5	0009	DUMBWAITER	0	100	0	0			10,000.00	100	2019	2019	3	92	9,200	
6	0055	PORTABLE C	0	100	20	20			3.00	100	2021	2021	3	93	1,116	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	133,345		
TOTAL MARKET OB/XF VALUE	13,082		
TOTAL LAND VALUE - MARKET	145,000		
TOTAL MARKET VALUE	291,427		
SOH/AGL Deduction	131,549		
ASSESSED VALUE	159,878		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	109,878		
TOTAL JUST VALUE	291,427		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	371,691		
PU XFOB 0009, 0055			
5 YR PRCL CH, CHG INT, PU DIMS FOR XFOB LN 1			
LAND CODE, DEL XFOB LN 5-7			
FLOOR, BATHS, CHG QUAL, PU CORR TRAV, CORR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014993	ALTERATION	0	12/17/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0105/0423	8/01/1984	WD	U	V		5,000

GRANTOR:  
GRANTEE:

BUILDING DIMENSIONS	
FOP=[YR=1993] W38 DCK=[YR=1995] E10 N4 W10 S4\$ BAS=[YR=2006] W10 S8 E10 N8\$ S8 E38 BAS=[YR=1993] W48 S24 E24 DCK=[YR=2005] W16 S6 E12 S4 PTR=W8 DCK=[YR=2005] W4 S8 E4 N8\$ E8\$ E4 N10\$ E24 PTR=E15 PCP=[YR=1995] E8 PST=[YR=1991] E16 N24 PCP=[YR=1995] S16 E24 PTO=[YR=1995] W24 S8 E24 N8\$ N16 W24\$ W16 S24\$ N32 W8 S32\$ W15\$ N24\$ N8\$.	

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	100			80.00	264.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							