

RIVER BEND SUB BLOCK D
 LOTS 8 & 9 & LESS 7' OFF LOT 9
 OR 25 P 295 OR 94 P 441

TUTEN LAND COMPANY LLC
 718 ASHVILLE HWY
 MONTICELLO, FL 32344

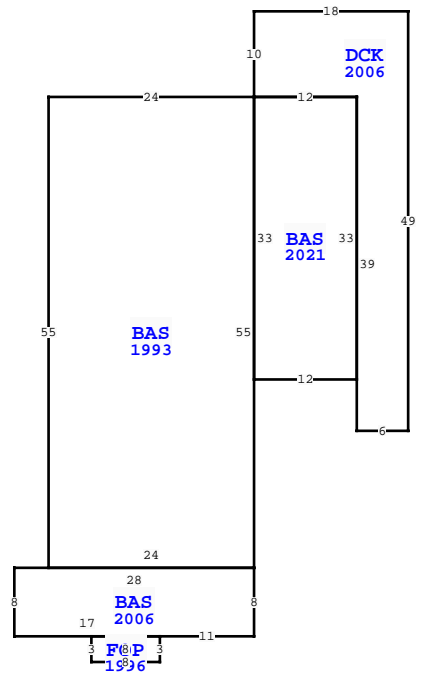
2024

03-6S-02W-036-03829-000



ELEMENT		CD		CONSTRUCTION	
Foundation	05	PILE CONCR	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	80		
Interior Wall	03	PLASTER	20		
Interior Floo	10	LAMINATED	80		
Interior Floo	03	CONC FINSH	20		
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	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	1,320	100	1993	1,320	106,103
BAS	224	100	2006	224	18,006
BAS	396	100	2021	396	31,831
DCK	414	10	2006	41	3,296
FOP	24	30	1996	7	563
TOTALS	2,378			1,988	159,798

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,988	111.4200	142.90	284,085	1950	1988	0	0	43.75	56.25
1 SINGLE FAM 0% - 2024 Heated Area: 1940 HX Base Yr											



WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				217,741		
TOTAL MARKET OB/XF VALUE				8,145		
TOTAL LAND VALUE - MARKET				217,500		
TOTAL MARKET VALUE				443,386		
SOH/AGL Deduction				0		
ASSESSED VALUE				443,386		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				443,386		
TOTAL JUST VALUE				443,386		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				562,503		
2023 TRIM RETURNED COA						
CORRECTION TO KEYED FIELD WORK.						
FOR NEW ROOF, 1986-1988						
CORR XFOB YR, PU XFOB, ADJ EYB						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B24-000038	RENO GUEST COTTOG		02/07/2024			
22000399	RE-ROOF-CC	0	06/27/2023			
20061814	RECONNECT ELEC/PL	0	11/16/2006			
20061338	RAISE EXISTNG SFD	0	08/15/2006			
2005963	ELECTRIC REPAIR	0	07/13/2005			
18389	N/A	0	04/11/1989			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/345	10/23/2023	WD	Q	I	01	475,000
GRANTOR: SOUTHEAST PROPERTY AC						
GRANTEE: TUTEN LAND COMPANY,						
1153/0540	3/05/2020	WD	U	I	12	162,500
GRANTOR: OCEANSIDE MORTGAGE CO						
GRANTEE: SOUTHEAST PROPERTY						
BUILDING NOTES						
BUILDING DIMENSIONS						
DCK=[YR=2006] W18 S10 BAS=[YR=1993] W24 S55 E24 BAS=[YR=2006] W28 S8 E17 FOP=[YR=1996] W8 S3 E8 N3\$ E11 N8\$ N55\$ BAS=[YR=2021] S33 E12 N33 W12\$ E12 S39 E6 N49\$.						

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	0940	OPEN SHED	0	0	18	17	SF	4.00	4.00	100	1980	1980	3	20	245							
2	0740	UNFINISH O	0	0	6	7	SF	11.00	11.00	100	1980	1980	3	20	92							
3	0620	WOOD UTL B	0	0	24	12	SF	6.00	6.00	100	1980	1980	3	20	346							
4	0830	SEAWALL BL	0	0	0	0	LF	38.00	38.00	100	1990	1990	3	20	684							
5	0375	WOOD WALK	0	0	143	4	SF	15.00	15.00	100	1990	1990	3	20	1,716							
6	0130	FIRE PLACE	0	0	0	0	UT	1,300.00	1,300.00	100	1950	1950	3	20	260							
7	0371	FLOATING D	0	0	20	10	SF	20.00	20.00	100	2016	2016	3	72	2,880							
8	0350	BOATDOCK A	0	0	10	9	SF	24.00	24.00	100	2020	2020	3	89	1,922							
TOTALS												2,378		1,988	159,798							

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			61.00	255.00	1.00	UT		1.00	1.00	1.50	145,000.00	217,500.00	217,500							

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ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	08	WD	ON PLY	100	
Roof Structur	03	GABLE	/HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	10	LAMINATED	100		
Heating Type	01	NONE	100		
Air Condition	02	WINDOW	100		
Bedrooms		2	100		
Bathrooms		1	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	02	BELOW	AVERAGE		
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	870	100	1993	870	56,961
UOP	75	20	1993	15	982
TOTALS	945			885	57,943

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	0%	- 2024								
Heated Area: 870						HX Base Yr					

34 RIVER DR, PANACEA

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

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	217,741		
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TOTAL MARKET VALUE	443,386		
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ASSESSED VALUE	443,386		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	443,386		
TOTAL JUST VALUE	443,386		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	562,503		
MM 5 YR CK, CH FLR, PU NEW TRV, DEMO XFOB,			
RE-ROOF CC 7-2022			
INCR EYB 1986-1990 1985-1989			
COA PER ADD CHG FORM EMAIL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1334/345	10/23/2023	WD Q	Q	I	01	475,000
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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	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W30 S29 E11 UOP=[YR=1993] S5 E15 N5 W15\$ E19 N29\$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV