

RIVER BEND SUBD
BLOCK D LOT 13
OR 42 P 750

OR 458 P 611

DAVIS FRANK PATRICK/DAVIS DOROTHY WATKINS, ETAL
3523 BLUE CREEK RD
LYNNVILLE, TN 38472

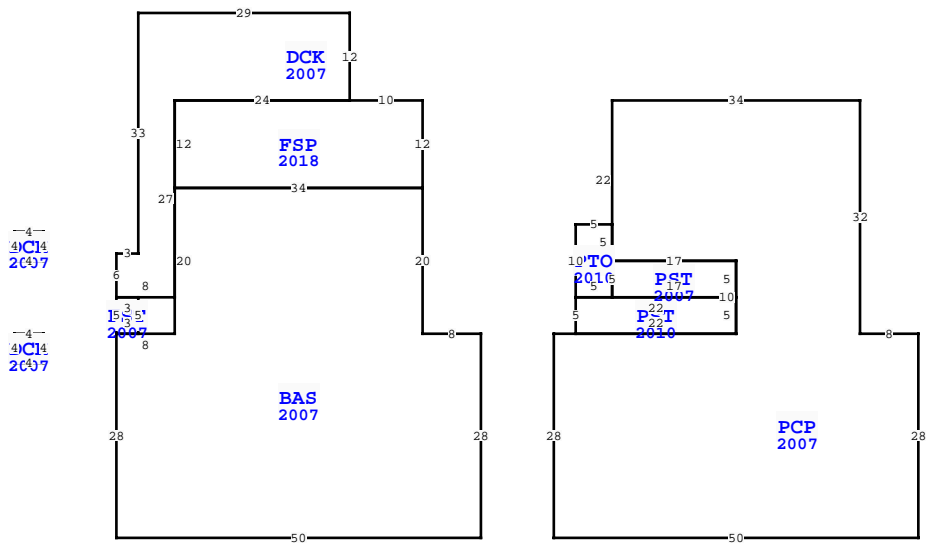
2024

03-6S-02W-036-03833-000



ELEMENT		CD		CONSTRUCTION	
Foundation	05	PILE CONCR	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	70		
Interior Floo	14	CARPET	30		
Ceiling	04	Cathedral/Vault	40		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		4	100		
Bathrooms		2	100		
Quality	03	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	2,080	100	2007	2,080	325,178
DCK	16	10	2007	2	313
DCK	16	10	2007	2	313
DCK	60	10	2007	6	938
DCK	501	10	2007	50	7,817
FSP	408	55	2018	224	35,019
FST	15	55	2007	8	1,250
PCP	2,318	10	2007	232	36,270
PST	85	15	2007	13	2,032
PST	110	15	2010	16	2,501
TOTALS	5,659			2,635	411,945

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		447,766	2007	2015	0	0	8.00	92.00
Heated Area: 2080 HX Base Yr											



** This building has 11 Sub-Areas

50 RIVER DR, PANACEA

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

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	0005	ELEVATOR	0	0	0	1.00	UT	29,000.00	29,000.00	100	2017	2017	3	88	25,520	
2	0090	CHAINLINK	0	0	0	420.00	LF	12.00	12.00	100	2018	2018	3	80	4,032	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			411,945	
TOTAL MARKET OB/XF VALUE			29,552	
TOTAL LAND VALUE - MARKET			145,000	
TOTAL MARKET VALUE			586,497	
SOH/AGL Deduction			0	
ASSESSED VALUE			586,497	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			586,497	
TOTAL JUST VALUE			586,497	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			627,544	

2023 AMENDED TRIM AFTER EB CHANGES			
MM 5 YR CK, CORR EXW, DEMO XFOBS,			
XFOBS DEMOLISHED FROM HURRICALE SEE AERIAL			
PRCL 03833-001			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061729	SFD-CO	0	10/31/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/0128	6/13/2023	TD Q	I	01		640,000
GRANTOR: HOSCH ROBBIE GARRETT						
GRANTEE: DAVIS FRANK PATRICK						
1315/0122	5/31/2023	PR U	I	11		100
GRANTOR: HOSCH ROBBIE GARRETT						
GRANTEE: HOSCH ROBBIE GARRET						

BUILDING NOTES											
DCK=[YR=2007] W29 PTR= N10 DCK=[YR=2007] E10 N6 W10 S6\$ S10\$ S33 W3 S6 E8 N27 E24 FSP=[YR=2018] W24 S12 E34 BAS=[YR=2007] W34 S20 W8 FST=[YR=2007] E3 N5 W3 S5\$ PTR= W10 DCK=[YR=2007] W4 S4 E4 N4\$ PTR= N10 DCK=[YR=2007] N4 W4 S4 E4\$ S10\$ E10 \$ S28 E50 PTR= E10 PCP=[YR=2007] N28 E25 N10 W17 PTO=[YR=2010] N5 W5 S10 PST=[YR=2010] S5 E22 N5 PST=[YR=2007] N5 W17 S5 E17\$ W22\$ E5 N5\$ N22 E34 S32 E8 S28 W50\$ W10\$ N28 W8 N20\$ N12 W10\$ N12\$.											

BUILDING DIMENSIONS											
DCK=[YR=2007] W29 PTR= N10 DCK=[YR=2007] E10 N6 W10 S6\$ S10\$ S33 W3 S6 E8 N27 E24 FSP=[YR=2018] W24 S12 E34 BAS=[YR=2007] W34 S20 W8 FST=[YR=2007] E3 N5 W3 S5\$ PTR= W10 DCK=[YR=2007] W4 S4 E4 N4\$ PTR= N10 DCK=[YR=2007] N4 W4 S4 E4\$ S10\$ E10 \$ S28 E50 PTR= E10 PCP=[YR=2007] N28 E25 N10 W17 PTO=[YR=2010] N5 W5 S10 PST=[YR=2010] S5 E22 N5 PST=[YR=2007] N5 W17 S5 E17\$ W22\$ E5 N5\$ N22 E34 S32 E8 S28 W50\$ W10\$ N28 W8 N20\$ N12 W10\$ N12\$.											