RIVER BEND SUB
BLOCK D LOT 14 & 15
OR 49 P 758 & OR 96 P 143

RODDENBERRY MARK/RODDENBERRY CAROLINE Y
P O BOX 531
CRAWFORDVILLE, FL 32326

2024

03-6S-02W-036-03834-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		1.5 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

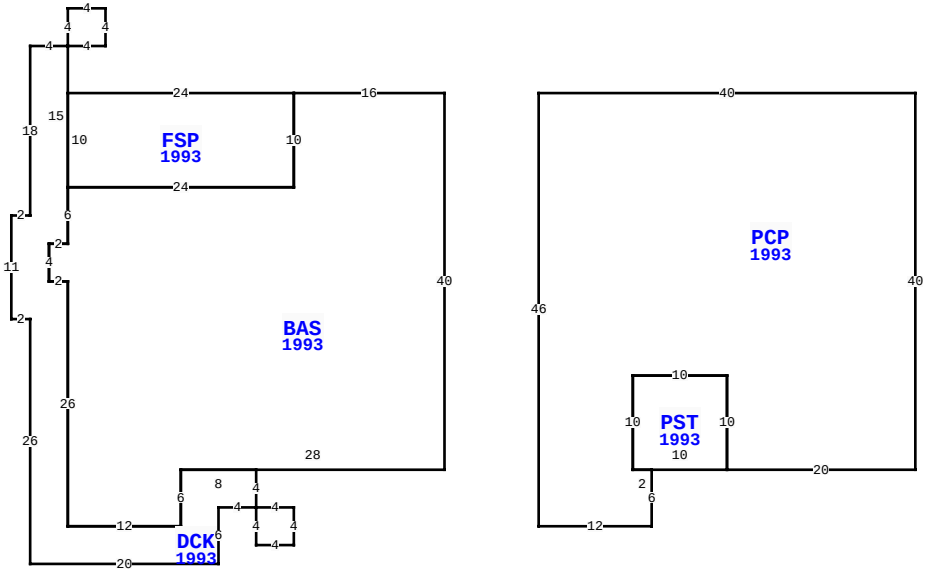
MAP NUM: 4 | MKT AREA: 03
NEIGHBORHOOD/LOC: 36.00 1.35/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	162,893
DCK	370	10	1993	37	4,185
FSP	240	55	1993	132	14,932
PCP	1,572	10	1993	157	17,760
PST	100	15	1993	15	1,697
TOTALS	3,722			1,781	201,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,781	126.0000	161.60	287,810	1993	1993	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 2024 Heated Area: 1440 HX Base Yr



58 RIVER DR, PANACEA

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

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	201,467
TOTAL MARKET OB/XF VALUE	793
TOTAL LAND VALUE - MARKET	217,500
TOTAL MARKET VALUE	419,760
SOH/AGL Deduction	0
ASSESSED VALUE	419,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	419,760
TOTAL JUST VALUE	419,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	521,844

2024 RODDENBERRY - PORT TO 10109-005
MM 5 YR CK, PU XFOB.
5 YR PRCL CK, N/C
CORR LAND CODE, DEL XFOB LN 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0171/0756	11/01/1990	WD	U	V		45,000
GRANTOR:						
GRANTEE:						
0120/0168	4/01/1986	WD	U	V		28,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FSP=[YR=1993] W24 S10 E24 N10$ S10 W24
DCK=[YR=1993] N15 E4 N4 W4 S4 W4 S18 W2 S11 E2 S26 E20 N6 E4
S4 E4 N4 W4 N4 W8 S6 W12 N26 W2 N4 E2 N6$ S6 W2 S4 E2 S26 E12
N6 E28 PTR=S6 E10 PCP=[YR=1993] E12 N6 W2 N10 E10 S10
PST=[YR=1993] N10 W10 S10 E10$ E20 N40 W40 S46$ W10 N6$ N40$.

EXTRA FEATURES

LN	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	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1993	1993	3	50	650	
2	0211	CONCRETE W	0	0	0	0	48.00	SF	6.00	6.00	100	1993	1993	3	20	58	
3	0211	CONCRETE W	0	0	4	4	16.00	SF	6.00	6.00	100	2020	2020	3	89	85	

LAND DESCRIPTION

TOTAL OB/XF 793

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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			75.00	184.00	1.00	UT		1.00	1.00	1.50	145,000.00	217,500.00	217,500							

REVIEW DATE 12/22/2022 BY MMLA Total Acres: 0.32 Total Land Value: 217,500 Market: 0 Agricultural: 0 Common: 217,500 PRINTED 04/22/2026 BY SYS