

RIVER BEND SUB BLOCK D
 LOT 16 DB 61 P 235
 OR 63 P 959 OR 85 P 755

LLOYD JOSEPH/LLOYD ROXANN
 66 RIVER DR
 PANACEA, FL 32346

2024

03-6S-02W-036-03836-000

ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Foundation	04	PILE WOOD	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	05	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	100		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		2	100		
Bathrooms		1.5	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Kitchen	SU	SUPERIOR	100		
Quality	04	ABOVE AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	03		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	241,889
BAS	288	100	2018	288	65,970
DCK	120	10	2018	12	2,749
DCK	313	10	2018	31	7,101
FSP	288	55	2018	158	36,192
PCP	648	10	1993	65	14,889
PCP	216	10	2018	22	5,040
PCP	1,164	10	2018	116	26,571
TOTALS	4,093			1,748	400,400

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
Heated Area: 1344						HX Base Yr 2022					
66 RIVER DR, PANACEA											
BLD DATE	07/09/2019	MMLC	LGL DATE	07/09/2019	MMLC						
XF DATE	07/09/2019	MMLC	LAND DATE								
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		400,400	
TOTAL MARKET OB/XF VALUE		20,189	
TOTAL LAND VALUE - MARKET		145,000	
TOTAL MARKET VALUE		565,589	
SOH/AGL Deduction		125,852	
ASSESSED VALUE		439,737	
TOTAL EXEMPTION VALUE		HX HB SX 100,000	
BASE TAXABLE VALUE		339,737	
TOTAL JUST VALUE		565,589	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		568,274	
5 YR PRCL CK, N/C			
90% GOOD, NEW ROOF & A/C IN 2016			
APPLIANCE, NEW FLOORS, ADJ EYB TO REFLECT			
BATHS, KITCHEN CABINETS, COUNTERTOPS,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001182	REPAIRS-CO	0	11/06/2018
17000915	ADDITION	0	07/31/2017
16000562	BOAT HOUSE/LIFT-C	0	06/20/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1219/0224	7/08/2021	WD Q	Q	I	01	600,000
GRANTOR: HINCHEE DANIEL F & TH						
GRANTEE: LLOYD JOSEPH & ROXA						
0947/0621	7/25/2014	WD Q	Q	I	01	200,000
GRANTOR: BURLEY DAVID & DEBBIE						
GRANTEE: HINCHEE DANIEL F &						

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	100	60	4			15.00	100	2007	2007	3	30	1,080	
2	0375	WOOD WALK	0	100	20	4			15.00	100	2016	2016	3	72	864	
3	0350	BOATDOCK A	0	100	14	10			24.00	100	2016	2016	3	72	2,419	
4	0330	BOAT SHED	0	100	24	12			15.00	100	2016	2016	3	72	3,110	
5	0006	ELECTRIC L	0	100	0	0			8,500.00	100	2016	2016	3	72	6,120	
6	0375	WOOD WALK	0	100	10	2			15.00	100	2016	2016	3	72	216	
7	0210	CONCRETE D	0	100	75	12			6.00	100	2018	2018	3	80	4,320	
8	0210	CONCRETE D	0	100	26	12			6.00	100	2018	2018	3	80	1,498	
9	0211	CONCRETE W	0	100	24	3			6.00	100	2018	2018	3	80	346	
10	0211	CONCRETE W	0	100	0	0			6.00	100	2018	2018	3	80	216	

BUILDING NOTES			
66 RIVER DR, PANACEA			

BUILDING DIMENSIONS			
DCK=[YR=2018] W12 S24 BAS=[YR=2018] N12 W24 FSP=[YR=2018] E24 N12 W24 S12\$ S12 E24\$ BAS=[YR=1993] W24 S41 DCK=[YR=2018] N20 W6 S20 E6\$ S3 E24 PTR=E30 PCP=[YR=2018] E24 N9 W24 PCP=[YR=1993] E24 N27 W24 PCP=[YR=2018] E24 N8 E12 N6 E6 N18 W42 S32\$ S27\$ S9\$ W30\$ N44\$ E12 N12 E5 N5 W5 N7\$.			

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	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	100			80.00	179.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							