

RIVER BEND SUBD
BLOCK D LOT 17
OR 27 P 273

OR 81 P 726

LLOYD JONAH/LLOYD LACIE
70 RIVER DRIVE
PANACEA, FL 32346

2024

03-6S-02W-036-03837-000



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	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	VYL PLANK 60
Interior Floor	14	CARPET 40
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,888	132.2000	127.16	240,078	2022	2022	0	0	1.00	99.00

1 SINGLE FAM 100% - 2024 Heated Area: 1582 HX Base Yr 2023

WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		237,677	
TOTAL MARKET OB/XF VALUE		2,146	
TOTAL LAND VALUE - MARKET		145,000	
TOTAL MARKET VALUE		384,823	
SOH/AGL Deduction		0	
ASSESSED VALUE		384,823	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		334,823	
TOTAL JUST VALUE		384,823	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		501,305	

QUALITY	CD	CONSTRUCTION			
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	1,582	100	2022	1,582	199,155
DCK	48	10	2022	5	630
DCK	96	10	2022	10	1,259
FOP	56	30	2022	17	2,140
FOP	160	30	2022	48	6,043
PCP	2,263	10	2022	226	28,451
TOTALS	4,205			1,888	237,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001217	SHED-CC	0	01/07/2022
OBN21-00030	SFD-CO	0	10/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1278/0243	8/11/2022	QC	U	V	11	100

GRANTOR: LLOYD JOSEPH & ROXANN
GRANTEE: LLOYD JONAH & LACIE
1219/0225 7/08/2021 WD Q V 01 100,000
GRANTOR: HINCHEE DANIEL F & TH
GRANTEE: LLOYD JOSEPH & ROXA

70 RIVER DR, PANACEA	BLD DATE	LGL DATE	09/20/2018
	XF DATE	LAND DATE	MMJT
	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	0700	PORT BLDG	0	100	20	10			8.00	100	2022	2022	3	98	1,568	
2	0060	DECK WOOD	0	100	7	7		SF	5.00	100	2022	2022	3	99	243	
3	0060	DECK WOOD	0	100	4	4		SF	5.00	100	2022	2022	3	99	79	
4	0600	GRN HSE FA	0	100	11	6		SF	4.00	100	2022	2022	3	97	256	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W12 S8 W20 FOP=[YR=2022] E20 N8 W20	
DCK=[YR=2022] E20 N8 W4 S4 W16 S4\$ S8\$ N8 W15 S34 E7 S8	
FOP=[YR=2022] N8 W7 S8 DCK=[YR=2022] N8 W6 S8 E6\$ E7\$ E8 N4	
E20 N4 E12 PTR=S8 E10 PCP=[YR=2022] E22 N4 E20 N4 E11 N35 W12	
N8 W19 S8 W22 S43\$ W10 N8\$ N34\$.	

LAND DESCRIPTION		TOTAL OB/XF															2,146							
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	178.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							