

RIVER BEND SUB
BLOCK D LOT 19
DB 61 P 235 & OR 54 P 783

THE D&C WEBB LIVING TRUST/WEBB DON L TRUSTEE
88 RIVER DR
PANACEA, FL 32346

2024

03-6S-02W-036-03839-000



ELEMENT		CD		CONSTRUCTION	
Foundation	04	PILE WOOD	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	08	WD ON PLY	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	02	WALL BD/WD	50		
Interior Wall	05	DRYWALL	50		
Interior Floo	10	LAMINATED	60		
Interior Floo	14	CARPET	40		
Heating Type	14	MINI SPLIT	100		
Air Condition	14	MINI SPLIT	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	2.	2.	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	1,121	100	1993	1,121	97,338
DCK	392	10	1993	39	3,386
DCK	80	10	2024	8	694
FUS	646	100	1993	646	56,093
USP	68	40	2007	27	2,344
USP	250	40	2007	100	8,683
USP	245	40	2024	98	8,510
TOTALS	2,802			2,039	177,048

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%	- 2023								
Heated Area: 1767						HX Base Yr 2023					
88 RIVER DR, PANACEA											
BLD DATE	09/21/2018	MMLC	LGL DATE	09/21/2018	MMLC						
XF DATE	09/21/2018	MMLC	LAND DATE	09/21/2018	MMLC						
INC DATE			AG DATE								

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VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		177,048	
TOTAL MARKET OB/XF VALUE		TOTAL LAND VALUE - MARKET		6,887	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		145,000	
TOTAL MARKET VALUE		SOH/AGL Deduction		328,935	
SOH/AGL Deduction		ASSESSED VALUE		0	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		328,935	
TOTAL EXEMPTION VALUE		BASE TAXABLE VALUE		55,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		273,935	
TOTAL JUST VALUE		NCON VALUE		328,935	
NCON VALUE		INCOME VALUE		9,204	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		422,338	
PREVIOUS YEAR MKT VALUE		MM PRMT CK, 7 WINDOWS, ADJ EYB TO 1983, CHG HTTP/A			
MM 5 YR CK, ADJ EYB 1981-1985 NEW WINDOWS				PU XFOB.	
COA PER NCOA REPORT					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
OB24-000548	ROOF OVER/METAL-C		08/02/2024		
OB22-000638	WINDOWS-CC	0	10/19/2022		
21000372	MECH	0	07/14/2021		
020526	N/A	0	01/12/1996		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1211/0145	5/26/2021	WD Q	Q	I	01	385,000
GRANTOR: HARRIS CHARLES W & DE						
GRANTEE: WEBB DON L TRUSTEE						
0531/0887	4/07/2004	WD Q	Q	I		533,000
GRANTOR: BERUBE						
GRANTEE: HARRIS						

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	0350	BOATDOCK A	0	100	8	20		26.40	26.40	100	1994	1994	GD	20	845	
2	0375	WOOD WALK	0	100	4	98		15.00	15.00	100	1994	1994	3	20	1,176	
3	0375	WOOD WALK	0	100	4	27		15.00	15.00	100	1994	1994	3	20	324	
4	0330	BOAT SHED	0	100	14	27		15.00	15.00	100	1994	1994	3	20	1,134	
5	0006	ELECTRIC L	0	100	0	0		8,500.00	8,500.00	100	1996	1996	3	20	1,700	
6	0055	PORTABLE C	0	100	35	12		3.00	3.00	100	2006	2006	3	27	340	
7	0956	PRIVACY FE	0	100	0	0		19.00	19.00	100	2007	2007	3	30	1,368	
8	0700	PORT BLDG	0	100	30	12		0.00	0.00	100	2016	2016	3	86	0	
TOTALS															6,887	

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=1993;ORIG=-4,25] N19 W19 S6 W25 S19 E25 S9 E19 N15 \$														
FUS=[YR=1993;ORIG=11,40] E19 N34 W18 W1 S34 \$														
DCK=[YR=1993;ORIG=-23,-2] W28 S14 E3 E25 N14 \$														
USP=[YR=2007;ORIG=0,0] W5 N2 W18 S8 E19 S19 E4 N25 \$														
USP=[YR=2007;ORIG=12,6] E17 N4 W17 S4 \$														
PTR=[ORIG=-4,40] E15 W15 \$														
USP=[YR=2024;ORIG=-23,44] N13 W25 S4 D5R5 E4 E8 S4 E8 \$														
DCK=[YR=2024;ORIG=-23,47] N3 W8 N4 W8 S7 E16 \$														

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	106.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							