

RIVER BEND SUB BLOCK D  
LOT 20 OR 35 P 403  
OR 54 P 82 OR 140 P 893

BROWN MELANIE ALICE ETCHELLS  
96 RIVER DR  
PANACEA, FL 32346-2524

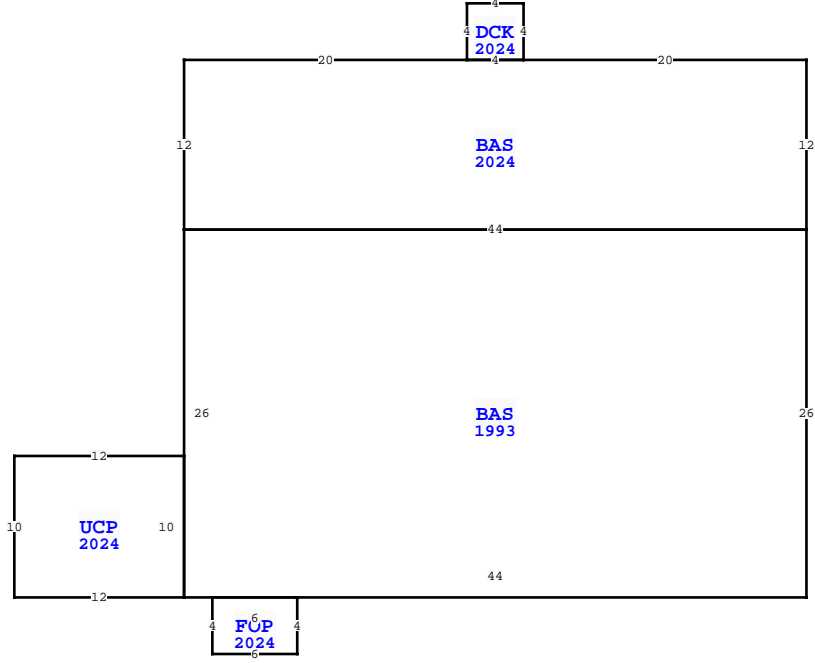
2024

03-6S-02W-036-03840-000



ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	13	GALVALUM		100	
Interior Wall	05	DRYWALL		100	
Interior Floor	12	HARDWOOD		70	
Interior Floor	11	CLAY TILE		30	
Heating Type	13	HEAT PUMP		100	
Air Condition	13	HEAT PUMP		100	
Bedrooms				3 100	
Bathrooms				2 100	
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	1,144	100	1993	1,144	157,478
BAS	528	100	2024	528	72,683
DCK	16	10	2024	2	275
FOP	24	30	2024	7	964
UCP	120	20	2024	24	3,304
TOTALS	1,832			1,705	234,704

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%	- 2024		263,712	1973	2012	0	0	11.00	89.00
Heated Area: 1672 HX Base Yr 2024											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			234,704
TOTAL MARKET OB/XF VALUE			356
TOTAL LAND VALUE - MARKET			145,000
TOTAL MARKET VALUE			380,060
SOH/AGL Deduction			0
ASSESSED VALUE			380,060
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			330,060
TOTAL JUST VALUE			380,060
NCON VALUE			138,998
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,957
MM PRMT CK, PU NEW TRAV, INT & EXT REMODEL, CHG EX			
COA PER USPS FORM 3547			
DESTROYED, ADD AP30%			
MICHAEL, FNDN DAMAGE @ FEP IN BACK, A/C UT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-000578	REMODEL-CC	0	06/16/2022
21000985	REROOF MET. RAISE	0	10/26/2021
18000899	REROOF	0	09/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0997/0688	11/04/2015	QC	U	I	30	100
GRANTOR: BROWN JEFFREY CARROLL						
GRANTEE: BROWN MELANIE ALICE						
0830/0151	7/12/2010	WD	U	I	11	100
GRANTOR: ETCHELLS LOIS L						
GRANTEE: BROWN JEFFREY & MEL						

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	0940	OPEN SHED	0 100	44	11	484.00	SF	4.00	4.00	13	1980	1980	3	13	252	
5	0625	PORT WD UT	0 100	16	10	160.00	SF	0.00	0.00	100	2024	2023	AV	100	0	
6	0211	CONCRETE W	0 100	0	0	58.00	SF	6.00	6.00	100	2024	2007	AV	30	104	

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	MMSR	LGL DATE	LAND DATE	AG DATE	MMSR				
02/20/2019	02/20/2019			02/20/2019							

BUILDING NOTES											
BAS=[YR=1993;ORIG=0,20] W44 S26 E44 N26 \$											
BAS=[YR=2024;ORIG=0,20] N12 W20 W4 W20 S12 E44 \$											
UCP=[YR=2024;ORIG=-44,36] W12 S10 E12 N10 \$											
FOP=[YR=2024;ORIG=-42,46] E6 S4 W6 N4 \$											
DCK=[YR=2024;ORIG=-20,4] W4 S4 E4 N4 \$											

LAND DESCRIPTION																								
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	175.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							

BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,20] W44 S26 E44 N26 \$											
BAS=[YR=2024;ORIG=0,20] N12 W20 W4 W20 S12 E44 \$											
UCP=[YR=2024;ORIG=-44,36] W12 S10 E12 N10 \$											
FOP=[YR=2024;ORIG=-42,46] E6 S4 W6 N4 \$											
DCK=[YR=2024;ORIG=-20,4] W4 S4 E4 N4 \$											