

RIVER BEND SUBD
BLOCK D LOT 22
OR 71 P 48 & OR 79 P 238

SORIA RICK/SORIA SANDRA
100 RIVER DR
PANACEA, FL 32346

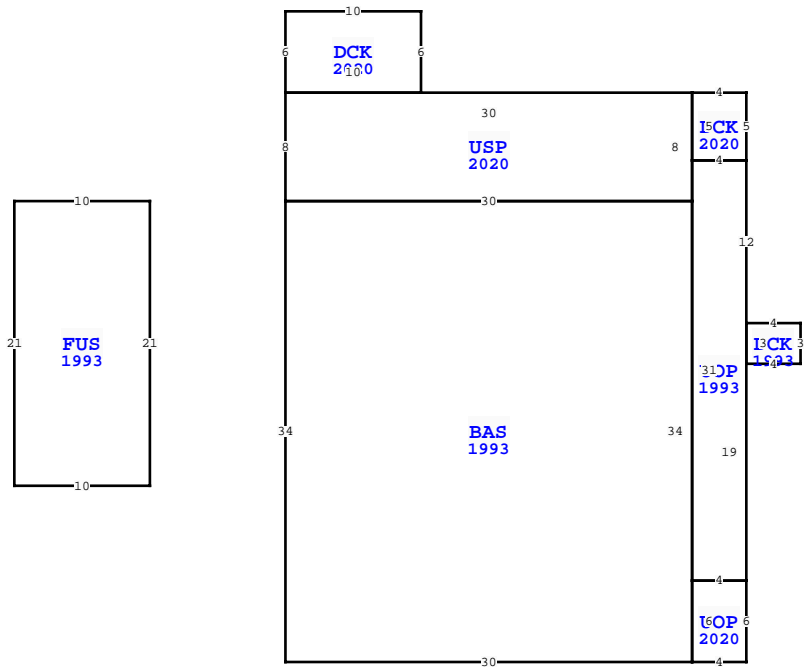
2024

03-6S-02W-036-03842-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
11	AVERAGE 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
06	CUST PANEL 70				
05	DRYWALL 30				
12	HARDWOOD 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
GD	GOOD 100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA	03			
36.00	1.35/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	1993	1,020	164,694
DCK	12	10	1993	1	161
DCK	20	10	2020	2	323
DCK	60	10	2020	6	969
FUS	210	100	1993	210	33,907
UOP	124	20	1993	25	4,037
UOP	24	20	2020	5	807
USP	240	40	2020	96	15,501
TOTALS	1,710			1,365	220,399

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,365	149.8800	192.22	262,380	1980	2007	0	0	16.00	84.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1230 HX Base Yr 2022													



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		220,399		
TOTAL MARKET OB/XF VALUE		7,965		
TOTAL LAND VALUE - MARKET		145,000		
TOTAL MARKET VALUE		373,364		
SOH/AGL Deduction		0		
ASSESSED VALUE		373,364		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		323,364		
TOTAL JUST VALUE		373,364		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		489,326		
CH EYB 2005-2007 PRMT OB22-000647				
5 YR PRCL CK, CHG EXW, RCVR, FLOR, EYB & TRAV				
EMLD DR501R				
LEON CO/PORTED 2019 VALUE FOR 2020 TY				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
22000647	HVAC-CC	0	10/31/2022	
20000563	REPAIR SCREEN RM	0	06/17/2020	
20000256	REROOF-CO	0	06/17/2020	
20000563	SIDING REPAIR	0	06/17/2020	
2006286	REPAIR DOCK	0	02/10/2006	
32601	BLDG-BATH ROOM	0	11/04/2004	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1230/0822	9/30/2021	WD Q	I 01	480,000
GRANTOR: CHASE FRANK R JR & BA				
GRANTEE: SORIA RICK & SANDRA				
1183/0583	12/16/2020	CR U	I 30	100
GRANTOR: CHASE FRANK R JR & BA				
GRANTEE: CHASE FRANK R JR &				
BUILDING NOTES				
BUILDING DIMENSIONS				
DCK=[YR=2020] W4 USP=[YR=2020] W30 DCK=[YR=2020] E10 N6 W10 S6\$ S8 E30 BAS=[YR=1993] W30 PTR=W10 FUS=[YR=1993] W10 S21 E10 N21\$ E10\$ S34 E30 UOP=[YR=2020] E4 N6 W4 S6\$ N34\$ N8\$ S5 E4 UOP=[YR=1993] W4 S31 E4 N19 DCK=[YR=1993] S3 E4 N3 W4\$ N12\$ N5\$.				

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	0330	BOAT SHED	0	100	26	12			15.00	100	2006	2006	3	27	1,264	
2	0007	ELECTRIC L	0	100	0	0			7,500.00	100	2006	2006	3	27	2,025	
3	0350	BOATDOCK A	0	100	16	12			26.40	100	2007	2007	GD	30	1,521	
4	0375	WOOD WALK	0	100	128	4			15.00	100	2007	2007	3	30	2,304	
5	0625	PORT WD UT	0	100	12	11			6.00	100	2004	2004	3	23	851	

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	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	180.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							