

RIVER BEND SUB
 BLOCK D LOT 23
 OR 58 P 222 & OR 84 P 556

CORNELIUS ANDRA SCOTT TRUSTEE
 428 FRANK SHAW ROAD
 TALLAHASSEE, FL 32312

2024

03-6S-02W-036-03843-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 672 TOTAL LAND VALUE - MARKET 145,000 TOTAL MARKET VALUE 145,672 SOH/AGL Deduction 47,967 ASSESSED VALUE 97,705 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 97,705 TOTAL JUST VALUE 145,672 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 145,714																							
																				5 YR PRCL CK NC MM NO OWNERSHIP CHG. SEE SALE NOTES. 5 YR PRCL CHK PU XFOB LN1 5 YR PRCL CH, N/C																							
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TOTALS																				RIVER DR, PANACEA																							
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	0625	PORT WD UT	0 0	14 10	140.00	SF	6.00	6.00	100	2018	2018	3	80	672																													
																				TOTAL OB/XF 672																							
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	DPHT 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	0			80.00	180.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000																										
REVIEW DATE 01/03/2023 BY MMLW Total Acres: 0.33 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 04/01/2026 BY SYS																																											