

RIVER BEND SUB  
BLOCK D LOT 25  
OR 39 P 761 & OR 261 P 770

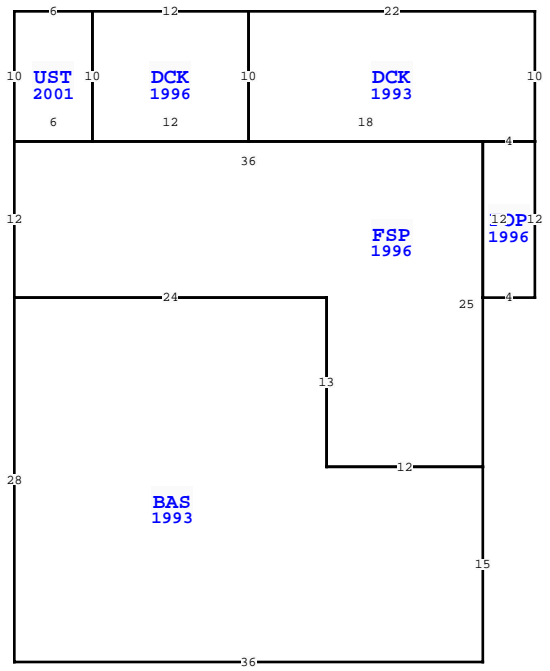
JOHNSON HARRY C  
116 RIVER DR  
PANACEA, FL 32346

**2024**

03-6S-02W-036-03845-000  
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	06	CUST PANEL	100
Interior Floor	09	PINE WOOD	70
Interior Floor	11	CLAY TILE	30
Heating Type	02	CONVECTION	100
Air Condition	02	WINDOW	100
Bedrooms		1	100
Bathrooms		1	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	02	BELOW 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
BAS	852	100	1993
DCK	220	10	1993
DCK	120	10	1996
FOP	48	30	1996
FSP	588	55	1996
UST	60	45	2001
TOTALS	1,888		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,250	95.9650	123.08	153,850	1955	1976	0	0	47.00	53.00
1 SINGLE FAM 100% - 0 Heated Area: 852 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			81,540
TOTAL MARKET OB/XF VALUE			6,062
TOTAL LAND VALUE - MARKET			145,000
TOTAL MARKET VALUE			232,602
SOH/AGL Deduction			106,887
ASSESSED VALUE			125,715
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			75,715
TOTAL JUST VALUE			232,602
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,360
MM 5 YR CK, DEMO XFOB.			
5 YR PRCL CHK PU XFOB LN7			
5-6, CORR LAND CODE			
5 YR PRCL CH, PU FNDN, CHG RCVR, PU XFOB LN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0261/0770	9/15/1995	WD Q	Q	I		87,500
GRANTOR:						
GRANTEE:						
0144/0111	8/01/1988	ID Q	Q	I		30,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0375	WOOD WALK	0	100	4	118	SF	15.00	15.00	100	1991
2	0007	ELECTRIC L	0	100	0	0	UT	7,500.00	7,500.00	100	2001
3	0130	FIRE PLACE	0	100	0	0	UT	1,300.00	1,300.00	100	1996
4	0700	PORT BLDG	0	100	20	12	SF	8.00	8.00	100	2006
5	0375	WOOD WALK	0	100	10	3	SF	15.00	15.00	100	2001
6	0371	FLOATING D	0	100	25	11	SF	20.00	20.00	100	2001

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
116 RIVER DR, PANACEA											
BLD DATE 09/21/2018 MMTF LGL DATE 09/21/2018 MMTF											
XF DATE 09/21/2018 MMTF AG DATE 09/21/2018 MMTF											
INC DATE											

BUILDING NOTES			

BUILDING DIMENSIONS			
FOP=[YR=1996] S12 E4 N12 W4\$ DCK=[YR=1993] E4 N10 W22 S10			
DCK=[YR=1996] N10 W12 S10 UST=[YR=2001] N10 W6 S10 E6\$ E12\$			
E18\$ FSP=[YR=1996] W36 S12 E24 S13 E12 BAS=[YR=1993] W12 N13			
W24 S28 E36 N15\$ N25\$.			

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
1	000132	C	SFR RIVER	100			0.00	175.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000