

RIVER BEND SUB  
BLOCK D LOT 26  
OR 63 P 959 & OR 69 P 67

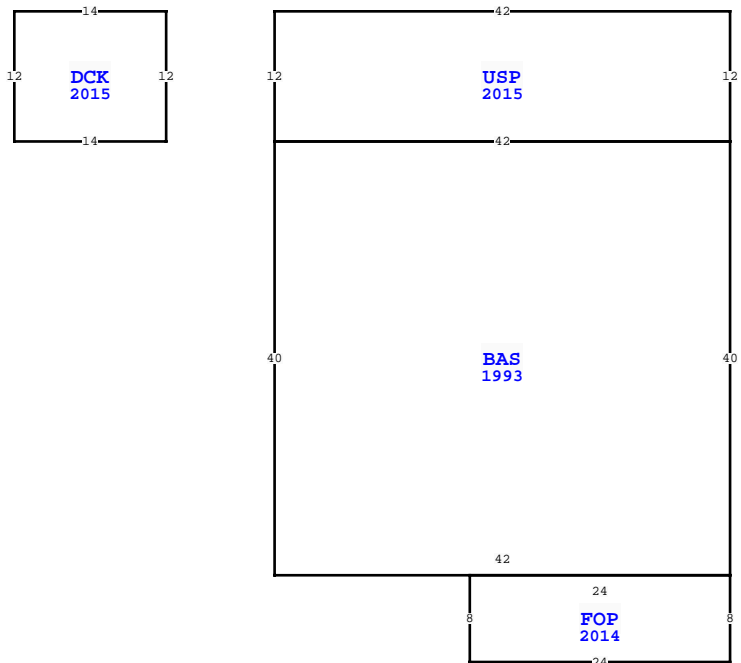
MAIORANA FRANK/MAIORANA KAREN A  
124 RIVER DR  
PANACEA, FL 32346

**2024**

03-6S-02W-036-03846-000  
WAKULLA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	03	MASONRY 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	08	SHT VINYL 70
Interior Floor	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,957	94.5625	121.28	237,345	1971	1983	0	0	40.00	60.00	
1 SINGLE FAM 100% - 2017 Heated Area: 1680 HX Base Yr 2017												



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	122,250
DCK	168	10	2015	17	1,237
FOP	192	30	2014	58	4,220
USP	504	40	2015	202	14,699
TOTALS	2,544			1,957	142,407

WAKULLA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	142,407		
TOTAL MARKET OB/XF VALUE	33,317		
TOTAL LAND VALUE - MARKET	145,000		
TOTAL MARKET VALUE	320,724		
SOH/AGL Deduction	188,492		
ASSESSED VALUE	132,232		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	82,232		
TOTAL JUST VALUE	320,724		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	419,342		
5 YR PRCL CK, N/C			
SOH PORTED FROM BROWARD FOR 2017/MAIORANA			
5 YR PRCL CH, PU XFOB LN 7-9			
ADD CHG PER KAREN VIA TCO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000424	HVAC	0	10/26/2018
15001079	DOCK	0	12/17/2015
2013839	RE-ROOF	0	11/26/2013
2013418	ELEC	0	06/21/2013
20051000	N/A	0	07/18/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0910/0484	5/07/2013	WD	U	I	12	125,000
GRANTOR: CENTENNIAL BANK						
GRANTEE: MAIORANA FRANK & KA						
0885/0420	6/18/2012	FC	U	I	12	180,000
GRANTOR: RIECHERS NANCY LU						
GRANTEE: CENTENNIAL BANK						

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	0080	4' CHAINLI	0 100	0 0	500.00	LF	13.00	13.00	100	1980	1980	3	20	1,300	
2	0210	CONCRETE D	0 100	63 9	567.00	SF	6.00	6.00	100	1990	1990	3	20	680	
3	0130	FIRE PLACE	0 100	0 0	1.00	UT	1,300.00	1,300.00	100	1990	1990	3	47	611	
4	0211	CONCRETE W	0 100	27 3	81.00	SF	6.00	6.00	100	1993	1993	3	20	97	
5	0170	GARAGE UNF	0 100	40 21	840.00	SF	25.00	25.00	100	2014	2014	3	82	17,220	
6	0210	CONCRETE D	0 100	22 17	374.00	SF	6.00	6.00	100	1990	1990	3	20	449	
7	0350	BOATDOCK A	0 100	20 8	160.00	SF	24.00	24.00	100	2016	2016	3	72	2,765	
8	0375	WOOD WALK	0 100	148 3	444.00	SF	15.00	15.00	100	2016	2016	3	72	4,795	
9	0007	ELECTRIC L	0 100	0 0	1.00	UT	7,500.00	7,500.00	100	2016	2016	3	72	5,400	

124 RIVER DR, PANACEA													BLD DATE	06/18/2019	MMLC	LGL DATE	
													XF DATE	06/18/2019	MMLC	LAND DATE	06/18/2019
													INC DATE			AG DATE	
													TOTAL OB/XF			33,317	

BUILDING NOTES												
USP=[YR=2015] W42 S12 E42 BAS=[YR=1993] W42 PTR=W10												
DCK=[YR=2015] N12 W14 S12 E14\$ E10\$ S40 E42 FOP=[YR=2014] W24 S8 E24 N8\$ N40\$ N12\$.												

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	175.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000								