

RIVER BEND SUB  
 BLOCK D LOT 31  
 OR 51 P 37 OR 550 P 262

RUIZ MARIA M/HERNANDEZ JESUS NIEVES  
 138 RIVER DR  
 PANACEA, FL 32346

2024

03-6S-02W-036-03851-000



ELEMENT		CD		CONSTRUCTION	
Foundation	04	PILE WOOD	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	08	WD ON PLY	100		
Roof Structur		N/A	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	100		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		4	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	07	GOOD			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	03		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100	1991	1,616	146,184
DCK	773	10	1991	77	6,965
FOP	172	30	1991	52	4,704
PCP	1,048	10	1991	105	9,498
UST	768	45	1991	346	31,299
TOTALS	4,377			2,196	198,652

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0% - 0										Heated Area: 1616	HX Base Yr
BLD DATE	09/21/2018	MMTP	LGL DATE	09/21/2018	MMTP	AG DATE	09/21/2018	MMTP					
XF DATE	09/21/2018	MMTP	LAND DATE	09/21/2018	MMTP	AG DATE	09/21/2018	MMTP					
INC DATE													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			198,652
TOTAL MARKET OB/XF VALUE			7,248
TOTAL LAND VALUE - MARKET			145,000
TOTAL MARKET VALUE			350,900
SOH/AGL Deduction			44,617
ASSESSED VALUE			306,283
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			306,283
TOTAL JUST VALUE			350,900
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			352,672
PU XFOB.			
MM 5 YR CK, DEMO XFOB, CORR XFOB DIMENS,			
COA PER TCO			
CORRECT EYB PER JB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000577	MECH	0	12/11/2019
19001357	DECK	0	10/03/2019
17000418	REROOF-CO	0	03/27/2017
2006570	BOAT HSE	0	03/30/2006
025101	V/SIDING	0	05/10/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1124/0500	8/23/2019	WD	Q	I	01	275,000
GRANTOR: LINN JAMES W & ELYSE						
0550/0262	8/02/2004	WD	Q	I		598,000
GRANTOR: TONEY						
GRANTEE: LINN						

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	0	20	16	320.00	SF	15.00	15.00	100	2006	2006	3	27	1,296	
2	0007	ELECTRIC L	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2006	2006	3	27	2,025	
3	0350	BOATDOCK A	0	0	0	0	183.00	SF	24.00	24.00	100	2006	2006	3	27	1,186	
4	0375	WOOD WALK	0	0	95	4	380.00	SF	15.00	15.00	100	2006	2006	3	27	1,539	
5	0211	CONCRETE W	0	0	12	5	60.00	SF	6.00	6.00	100	2015	2015	3	67	241	
6	0209	CONCRETE P	0	0	0	0	135.00	SF	8.00	8.00	100	2020	2020	3	89	961	
TOTAL OB/XF 7,248																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1991] 1616\$ UST=[YR=1991] 768\$ FOP=[YR=1991] 172\$ DCK=[YR=1991] 773\$ PCP=[YR=1991] 1048\$.													

LAND DESCRIPTION														TOTAL OB/XF 7,248										
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	0			80.00	200.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							