

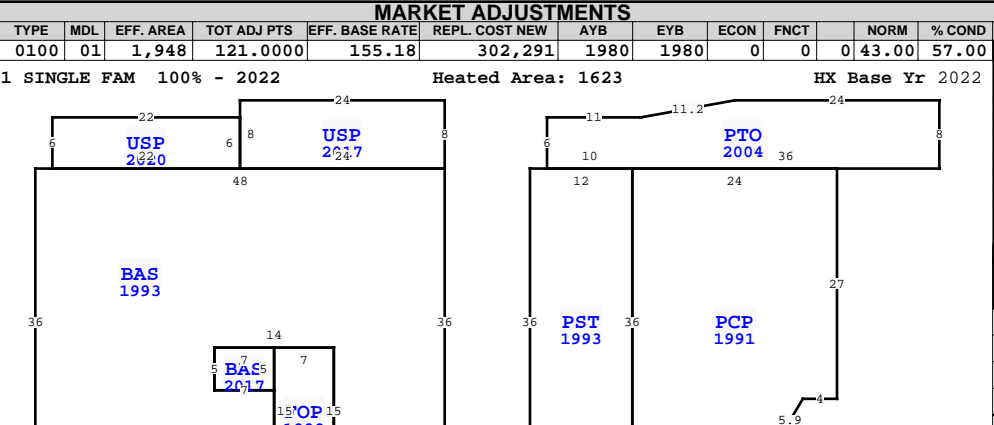
RIVER BEND SUB BLOCK D
 LOT 32 OR 48 P 486
 OR 71 P 412 OR 220 P 574

MCMASTERS SCOTT/MCMASTERS KIMBERLY C
 5 RIVER COVE
 PANACEA, FL 32346

2024

03-6S-02W-036-03851-032

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
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
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	4	MKT AREA 03



WAKULLA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		172,306
TOTAL MARKET OB/XF VALUE		13,667
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		330,973
SOH/AGL Deduction		0
ASSESSED VALUE		330,973
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,973
TOTAL JUST VALUE		330,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,440

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100	1993	1,588	140,463
BAS	35	100	2017	35	3,096
FOP	105	30	1993	32	2,831
PCP	809	10	1991	81	7,165
PST	432	15	1993	65	5,750
PTO	335	5	2004	17	1,504
USP	192	40	2017	77	6,811
USP	132	40	2020	53	4,688
TOTALS	3,628			1,948	172,306

5 RIVER CV, PANACEA

BLD DATE	09/20/2018	MMLC	LGL DATE	
XF DATE	09/20/2018	MMLC	LAND DATE	09/20/2018 MMLC
INC DATE			AG DATE	

CORRECTION TO KEYED FIELD WORK

MM PRMT CK, CH TRV, PU XFOBS. CC 08/2022

2022 HX APP SUBMITTED

COA PER TCO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000569	REPLACE 6 WINDOWS		11/08/2023
21000882	BOARDWALK, DOCK	0	09/23/2021

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	0955	PRIVACY FE	0	100	100	0	152.00	LF	15.00	15.00	100	2001	2001	3	0	0	
2	0375	WOOD WALK	0	100	3	8	24.00	SF	15.00	15.00	50	1991	1991	3	50	180	
3	0350	BOATDOCK A	0	100	8	15	120.00	SF	24.00	24.00	50	1991	1991	3	50	1,440	
4	0060	DECK WOOD	0	100	12	16	192.00	SF	5.00	5.00	100	2006	2006	3	30	288	
5	0375	WOOD WALK	0	100	110	4	440.00	SF	15.00	15.00	100	2022	2022	3	97	6,402	
6	0350	BOATDOCK A	0	100	16	10	160.00	SF	24.00	24.00	100	2022	2022	3	97	3,725	
7	0371	FLOATING D	0	100	12	8	96.00	SF	20.00	20.00	100	2019	2019	3	85	1,632	

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2017] W24 S8 USP=[YR=2020] N6 W22 S6 E22\$ E24
 BAS=[YR=1993] W48 S36 E28 FOP=[YR=1993] E7 N15 W7
 BAS=[YR=2017] W7 S5 E7 N5\$ S15\$ N10 W7 N5 E14 S15 E13 N36\$
 PTR=E10 PST=[YR=1993] S36 E12 N36 PTO=[YR=2004] E36 N8 W24
 L11 D2 W11 S6 E10 \$ PCP=[YR=1991] S36 E17 N4 U5 R3 E4 N27
 W24\$ W12\$ W10\$ N8\$.

LAND DESCRIPTION		TOTAL OB/XF 13,667																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	200.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							