

RIVER BEND SUBD
BLOCK D LOT 36 & 37
OR 53 P 447 & OR 62 P 888

DUNAHOO DAVID
156 RIVER DRIVE
PANACEA, FL 32346

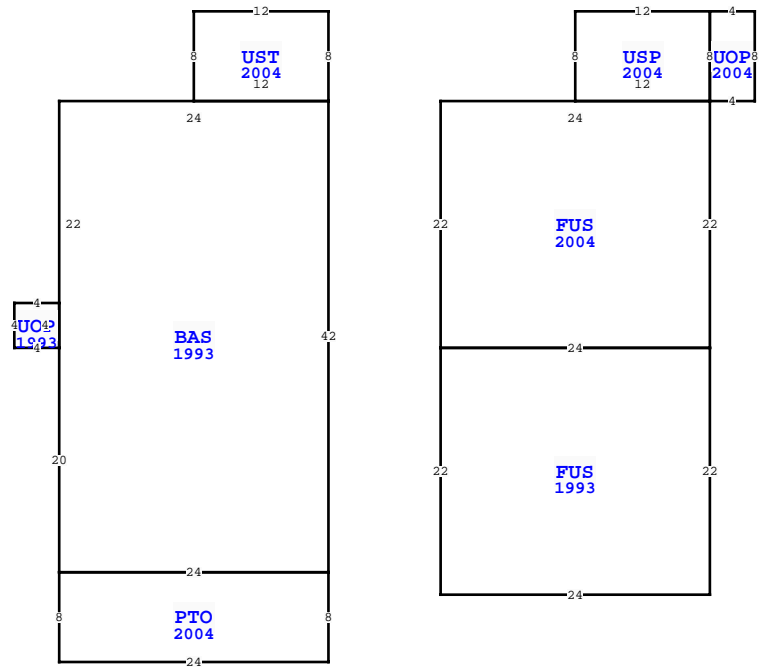
2024

03-6S-02W-036-03853-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
14	CARPET 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
4	100				
2.5	100				
0	100				
2.	2.100				
0	100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA	03			
36.00	1.35/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	114,487
FUS	528	100	1993	528	59,969
FUS	528	100	2004	528	59,969
PTO	192	5	2004	10	1,136
UOP	16	20	1993	3	341
UOP	32	20	2004	6	681
USP	96	40	2004	38	4,316
UST	96	45	2004	43	4,884
TOTALS	2,496			2,164	245,784

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,164	108.0000	138.51	299,736	1982	2005	0	0	18.00	82.00		
1 SINGLE FAM 100% - 2024 Heated Area: 2064 HX Base Yr 2024													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		245,784	
TOTAL MARKET OB/XF VALUE		2,751	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		278,535	
SOH/AGL Deduction		0	
ASSESSED VALUE		278,535	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		223,535	
TOTAL JUST VALUE		278,535	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		140,728	

DC OR 1357 P 208 - DEBORAH DUNAHOO - DOD 03/06/202			
CH XFOBS CODE, PU XFOBS.			
MM 5 YR CK, DEL SPCD AP, CORR XFOB DIMENS,			
CORRECT CITY AND ZIP INFO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
31751	VINYL SIDING	0	04/27/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/0805	3/20/2023	WD Q	Q	I	01	308,000
GRANTOR: CONNETT SQUIRE & ROND						
GRANTEE: DUNAHOO DAVID & DEB						
1102/0418	2/26/2019	WD Q	Q	I	01	102,000
GRANTOR: STUDDARD FRED G & JUD						
GRANTEE: CONNETT SQUARE & RO						

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	0620	WOOD UTL B	0	100	12	24	288.00	SF	6.00	6.00	100	1991	1991	3	20	346	
2	0620	WOOD UTL B	0	100	12	24	288.00	SF	6.00	6.00	100	1993	1993	3	20	346	
3	0940	OPEN SHED	0	100	20	24	480.00	SF	4.00	4.00	100	1993	1993	3	20	384	
4	0250	ASPHALT AV	0	100	0	0	396.00	SF	2.00	2.00	100	2005	2005	3	24	190	
5	0060	DECK WOOD	0	100	4	4	16.00	SF	5.00	5.00	100	2020	2020	3	97	78	
6	0211	CONCRETE W	0	100	24	5	120.00	SF	6.00	6.00	100	2021	2021	3	93	670	
7	0211	CONCRETE W	0	100	0	0	132.00	SF	6.00	6.00	100	2021	2021	3	93	737	

BUILDING NOTES			
BLD DATE 09/21/2018 MMTP LGL DATE 09/21/2018 MMTP			
XF DATE 09/21/2018 MMTP LAND DATE 09/21/2018 MMTP			
INC DATE AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=1993] W24 S22 UOP=[YR=1993] N4 W4 S4 E4\$ S20 E24			
PTO=[YR=2004] W24 S8 E24 N8\$ N42\$ UST=[YR=2004] N8 W12 S8			
E12\$ PTR=E10 FUS=[YR=2004] S22 E24 FUS=[YR=1993] W24 S22 E24			
N22\$ N22 UOP=[YR=2004] E4 N8 W4 S8\$ USP=[YR=2004] N8 W12 S8			
E12\$ W24\$ W10\$.			

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	000100	C	SFR	100			145.00	131.00	2.00	LT		1.00	1.00	0.75	20,000.00	15,000.00	30,000							