

RIVER BEND ESTATES (UNREC)
 BLK A LOT 4 OR 47 P 72
 OR 837 P 54 OR 846 P 85

BARLOW IAN CHRISTOPHER/CLARK ELIZABETH ANN ETAL
 15 RIVERVIEW ROAD
 PANACEA, FL 32346

2024

03-6S-02W-129-03707-004

ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	90		
Exterior Wall	19	COMMON	BRK	10	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	04	PLYWOOD	50		
Interior Wall	05	DRYWALL	50		
Interior Floo	14	CARPET	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		
NEIGHBORHOOD/LOC	129.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	1993	1,624	47,432
FCP	240	25	1993	60	1,753
FEP	180	80	1998	144	4,206
FOP	108	30	1993	32	935
UST	96	45	1993	43	1,256
TOTALS	2,248			1,903	55,581

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100% - 2012		104.31	198,502	1968	1981	0	0	30	42.00	28.00
Heated Area: 1768 HX Base Yr 2012												

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				55,581	
TOTAL MARKET OB/XF VALUE				15,326	
TOTAL LAND VALUE - MARKET				120,000	
TOTAL MARKET VALUE				190,907	
SOH/AGL Deduction				52,612	
ASSESSED VALUE				138,295	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				88,295	
TOTAL JUST VALUE				190,907	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				185,274	
2024 TRIM RTS - TEMP AWAY					
QSTNR RTND - NO CHANGE IN RESIDENCY, TRAVEL TO VAC					
H4 - MAILED QUESTIONNAIRE DUE TO NOTE ON 9/12/23					
INCR EYB 1977-1981 RE-ROOF OB23-148 CC 4/6/2023					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
OB24-000176	HVAC CHANGE OUT-C		03/18/2024		
OB23-000148	RE-ROOF-CC	0	03/27/2023		
15000742	CARPORT-CO	0	08/10/2015		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1168/0189	9/01/2020	WD	U	I	30	100
GRANTOR: CLARK ELIZABETH A & B						
GRANTEE: BARLOW IAN CHRISTOP						
1109/0097	5/06/2019	QC	U	I	30	100
GRANTOR: CLARK ELIZABETH A						
GRANTEE: CLARK ELIZABETH A &						

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	0160	GARAGE FIN	0	100	17	30	SF	40.00	40.00	100	1988	1988	3	45	9,180	
2	0730	FINISHED O	0	100	10	20	SF	14.00	14.00	100	1988	1988	3	45	1,260	
3	0375	WOOD WALK	0	100	4	58	SF	15.00	15.00	100	1988	1988	3	20	696	
4	0330	BOAT SHED	0	100	12	28	SF	15.00	15.00	100	1988	1988	3	20	1,008	
5	0211	CONCRETE W	0	100	46	2	SF	6.00	6.00	100	1998	1998	3	20	110	
6	0940	OPEN SHED	0	100	24	4	SF	4.00	4.00	100	2006	2006	3	27	104	
7	0210	CONCRETE D	0	100	20	11	SF	6.00	6.00	100	1988	1988	3	20	264	
8	0250	ASPHALT AV	0	100	166	11	SF	2.00	2.00	100	2007	2007	3	30	1,096	
9	0055	PORTABLE C	0	100	40	20	SF	3.00	3.00	100	2015	2015	3	67	1,608	

TOTAL OB/XF												15,326												
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			86.00	198.00	1.00	LT		1.00	1.00	1.20	100,000.00	120,000.00	120,000							

REVIEW DATE																							
11/21/2019 BY MMSR Total Acres: 0.39 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 04/22/2026 BY SYS																							