

RIVER BEND ESTATES (UNREC)
 BLK A LOT 5 AND WEST 30 FEET
 OF BOAT RAMP OR 70 P 144

FROWN FELTER GRANT
 17501 HICKORY RIDGE RD
 FENTON, MI 48430

2024

03-6S-02W-129-03707-005


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																															
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 1,392 TOTAL LAND VALUE - MARKET 189,000 TOTAL MARKET VALUE 190,392 SOH/AGL Deduction 22,423 ASSESSED VALUE 167,969 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 167,969 TOTAL JUST VALUE 190,392 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 196,233																																	
																				MM 5YR CK, DEMO XFOBS 1/10/23 COA PER NCOA TRIM REPORT 5 YR PRCL CK, CHG CODE XFOB LN 2,3 6, CORR LAND CODE																																	
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DOR CODE 0000 VACANT RESIDENTIAL 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										BLD DATE 03/06/2006 KLFs LGL DATE XF DATE 09/19/2018 MMSS LAND DATE 09/19/2018 MMSS INC DATE										TOTALS EXTRA FEATURES 23 RIVERVIEW RD, PANACEA																																	
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	0940	OPEN SHED	0 0	20 12	240.00	SF	4.00	4.00	100	1987	1987	3	20	192																																							
4	0375	WOOD WALK	0	0100 4	400.00	SF	15.00	15.00	100	1989	1989	3	20	1,200																																							
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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	000000	C	VAC RES	0			0.00	0.00	1.75	LT		1.00	1.00	1.08	100,000.00	108,000.00	189,000																																				
REVIEW DATE 01/10/2023 BY MMAW Total Acres: 0.80 Total Land Value: 189,000 Market: 0 Agricultural: 0 Common: 189,000 PRINTED 04/22/2026 BY SYS																																																					