

RIVER BEND ESTATES (UNREC)
 BLK C LOT 1 OR 37 P 655
 OR 64 P 881 OR 85 P 690 & 691

GRAHAM LUCILE P
 26 RIVERVIEW RD
 PANACEA, FL 32346

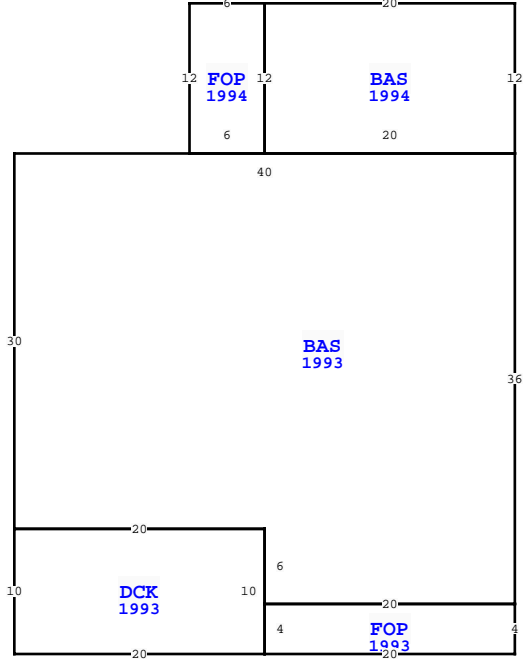
2024

03-6S-02W-129-03707-019



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
03	MASONRY 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA	03			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1993	1,320	79,944
BAS	240	100	1994	240	14,535
DCK	200	10	1993	20	1,211
FOP	80	30	1993	24	1,454
FOP	72	30	1994	22	1,332
TOTALS	1,912			1,626	98,476

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,626	108.0500	102.65	166,909	1982	1982	0	0	41.00	59.00	
1 SINGLE FAM 100% - 0 Heated Area: 1560 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		98,476	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		116,476	
SOH/AGL Deduction		30,152	
ASSESSED VALUE		86,324	
TOTAL EXEMPTION VALUE		WX HX HB 55,000	
BASE TAXABLE VALUE		31,324	
TOTAL JUST VALUE		116,476	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		118,143	
DC OR 1350 P 333 JOHN THOMAS GRAHAM (RE-RECORDED)			
DC OR 1320 P 203 JOHN GRAHAM			
5YR PRCL CK NC MM			
W/FWD ADDR WHICH IS SITE ADDR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000377	RE ROOF-CO	0	08/19/2020
2009658	REROOF (SHINGLES)	0	08/05/2009
32189	SIDING	0	08/03/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0143/0345	7/01/1988	WD	U	I		54,000
GRANTOR:						
GRANTEE:						
0085/0690	11/01/1981	WD	U	V		11,000
GRANTOR:						
GRANTEE:						

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

LAND DESCRIPTION																								
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			108.00	198.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1994] W20 S12 FOP=[YR=1994] N12 W6 S12 E6\$ E20												
BAS=[YR=1993] W40 S30 E20 S6 E20 FOP=[YR=1993] W20 S4												
DCK=[YR=1993] N10 W20 S10 E20\$ E20 N4\$ N36\$ N12\$.												