

RIVER BEND ESTATES (UNREC)
 BLK C LOT 5 OR 64 P 881
 OR 85 P 504-508 OR 330 P 48

PRITCHARD MICHAEL MANLEY
 17 HURON ST
 BRANTFORD, ON N3S2J-3

2024

03-6S-02W-129-03707-023


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 0 TOTAL LAND VALUE - MARKET 18,000 TOTAL MARKET VALUE 18,000 SOH/AGL Deduction 0 ASSESSED VALUE 18,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 18,000 TOTAL JUST VALUE 18,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 18,000 5 YR PRCL CK NC MM 5 YR PRCL CK, N/C 5 YR PRCL CH, N/C NOTHING WRONG W/ THIS STRUCTURE														
DOR CODE 0000 VACANT RESIDENTIAL															PERMIT NUM				DESCRIPTION				AMT		ISSUED				
MAP NUM 4 MKT AREA 03																													
NEIGHBORHOOD/LOC 000 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
						SALES DATA																							
						OFF RECORD Number DATE TYPE INST Q / U V / I / RSN CD SALE PRICE 1257/0650 3/23/2022 WD Q V 01 20,000 GRANTOR: BROWN W STEVE GRANTEE: PRITCHARD MICHAEL M 0418/0485 8/29/2001 WD U V 28,000 GRANTOR: ERVIN JAMES M GRANTEE: BROWN W STEVE																							
TOTALS															BLD DATE 12/09/2008 MMSR				LGL DATE 09/19/2018 MMJT										
EXTRA FEATURES RIVER BEND RD, PANACEA															XF DATE				LAND DATE				AG DATE						
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													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
LAND DESCRIPTION															TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			113.00	299.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000												
REVIEW DATE 11/08/2022 BY MMLA Total Acres: 0.78 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 04/22/2026 BY SYS																													