

SILVER GLEN SUB. LOT 22
 DB 40 P 371 OR 298 P 892
 OR 495 P 242 OR 1163 P 871

MCMASTERS SCOTT/MCMASTERS KIM
 5 RIVER COVE
 PANACEA, FL 32346

2024

03-6S-02W-209-03702-022

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
08	WD ON PLY 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
07	NONE 100				
02	MIN PLYWD 50				
03	CONC FINSH 50				
03	FORCED AIR 100				
03	CENTRAL 100				
1	100				
0	100				
2.	2.100				
0	100				
03	AVERAGE				
0001	VAC RES / WXFOBS				
4	MKT AREA	03			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FOP	360	30	2021	108	3,704
UUS	1,110	50	2021	555	19,037
UWS	1,110	25	2021	278	9,535
TOTALS	2,580			941	32,276

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0500	01	941	70.0000	35.00	32,935	2021	2021	0	0	2.00	98.00			
1 WKSHP/BARN 0% - 0 Heated Area: 0 HX Base Yr														
BLD DATE				11/18/2021	MMJS		LGL DATE							
XF DATE				11/18/2021	MMJS		LAND DATE		11/18/2021	MMJS				
INC DATE							AG DATE							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				32,276		
TOTAL MARKET OB/XF VALUE				3,282		
TOTAL LAND VALUE - MARKET				35,000		
TOTAL MARKET VALUE				70,558		
SOH/AGL Deduction				13,948		
ASSESSED VALUE				56,610		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				56,610		
TOTAL JUST VALUE				70,558		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				51,464		
MM PRMT CK, PU BATHROOM. CC 04/2022						
CONFIRMED OWNERS HAVE HX PROPERTY ON RIVER						
SHOP, UNFINISHED UPPER STORY, W/ ELEC & A/C						
PRMT CH PU CONVERT POLE BARN TO 2 STORY WORK						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21001260	PLMG RENO	0	12/06/2021			
21000803	MECH-CC	0	08/04/2021			
21000239	POLE BARN-CC	0	03/17/2021			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1163/0871	8/05/2020	WD	Q	V	01	15,000
GRANTOR: MOORE NELSON C & DELO						
GRANTEE: MCMASTERS SCOTT & K						
0495/0242	7/15/2003	WD	Q	V		37,000
GRANTOR: CUNANAN PABLO SANCHEZ						
GRANTEE: MOORE NELSON C & DO						
BUILDING NOTES						
BUILDING DIMENSIONS						
UWS=[YR=2021] W37 PTR= N10 UUS=[YR=2021] E37 N30 W37 S30\$ S10\$ FOP=[YR=2021] W12 S30 E12 N30\$ S30 E37 N30\$.						

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	0210	CONCRETE D	0	0 49 6	294.00	SF	6.00	6.00	100	2021	2021	3	93	1,641	
2	0210	CONCRETE D	0	0 49 6	294.00	SF	6.00	6.00	100	2021	2021	3	93	1,641	

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	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							