

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	03	MASONRY 100
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,993	91.8425	139.60	278,223	1958	1960	0	0	60.00	40.00

1 SINGLE FAM 0% - 0 Heated Area: 1602 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		111,289	
TOTAL MARKET OB/XF VALUE		16,764	
TOTAL LAND VALUE - MARKET		155,000	
TOTAL MARKET VALUE		283,053	
SOH/AGL Deduction		7,140	
ASSESSED VALUE		275,913	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		275,913	
TOTAL JUST VALUE		283,053	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		250,830	
INCR EYB 1958-1960 HVAC OB23-000614			
15, CHG DIM XFOB LN 7, CHG LAND CODE.			
5 YR PRCL CK, PU XFOB LN 8-10, DEL XFOB LN13-			
WIFE NANCY PRE DECEASED HIM.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000042	ROOF OVER/METAL--		01/26/2024
OB23-000614	HVAC CHANGE OUT-C		12/11/2023
20141	N/A	0	10/02/1995

Quality	02	BELOW AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA 03			
NEIGHBORHOOD/LOC	28.00	1.60/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,029	100	1993	1,029	57,459
BAS	78	100	2003	78	4,356
BAS	495	100	2003	495	27,641
FOP	18	30	2003	5	279
UCP	651	20	1993	130	7,259
USP	252	40	1993	101	5,640
USP	216	40	2003	86	4,802
UST	154	45	1993	69	3,853
TOTALS	2,893			1,993	111,289

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1192/0803	2/04/2021	WD Q	Q	I	01	260,000
GRANTOR: COXEN DAYLE L AS SUCC						
GRANTEE: SOSEBEE RICHARD A &						
0464/0284	11/01/2002	WD U	I			100
GRANTOR: COXEN FORREST RICHARD						
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
1	0130	FIRE PLACE	0	0	0	1.00	UT	2,080.00	2,080.00	100	1980	1980	3	20	416	
2	0770	PUMP HOUSE	0	0	6	48.00	SF	8.00	8.00	100	1980	1980	3	0	0	
3	0210	CONCRETE D	0	0	21	462.00	SF	9.60	9.60	100	2002	2002	3	20	887	
4	0007	ELECTRIC L	0	0	0	1.00	UT	12,000.00	12,000.00	100	2002	2002	3	20	2,400	
5	0330	BOAT SHED	0	0	24	240.00	SF	24.00	24.00	100	2002	2002	3	20	1,152	
6	0211	CONCRETE W	0	0	25	50.00	SF	9.60	9.60	100	2003	2003	3	21	101	
7	0375	WOOD WALK	0	0	190	760.00	SF	24.00	24.00	100	1987	1987	3	20	3,648	
8	0350	BOATDOCK A	0	0	14	140.00	SF	38.40	38.40	100	2019	2019	3	85	4,570	
9	0375	WOOD WALK	0	0	20	80.00	SF	24.00	24.00	100	2019	2019	3	85	1,632	
10	0360	BOATDOCK F	0	0	24	96.00	SF	24.00	24.00	100	2019	2019	3	85	1,958	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	155,000.00	155,000.00	155,000							

BUILDING NOTES											
277 MASHES SANDS RD, PANACEA											
BLD DATE 05/15/2013 KLSR LGL DATE											
XF DATE 02/11/2020 MMJT AG DATE											
INC DATE											
02/23/2012 JBHC											

TOTAL OB/XF											
16,764											