PANACEA SHORES UNIT 1
LOT 9
OR 45 P 912

GOLDEN GARY B ET AL/GOLDEN SARAH W ETAL
439 OLD CANTON RD
MARIETTA, GA 30068

2024

07-6S-01W-028-04766-000

BUILDING CHARACTERISTICS

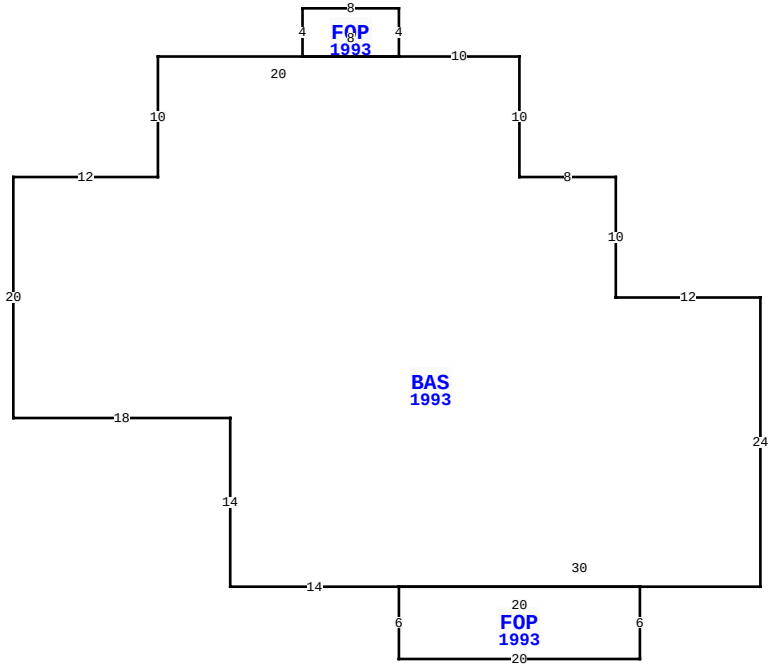
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	03	MASONRY 100
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	15	HARDTILE 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
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	2,036	100	1993	2,036	184,039
FOP	32	30	1993	10	904
FOP	120	30	1993	36	3,254
TOTALS	2,188			2,082	188,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,082	94.3925	143.48	298,725	1958	1986	0	0	0	37.00	63.00

1 SINGLE FAM 0% - 0 Heated Area: 2036 HX Base Yr



31 POMPANO DR, PANACEA

BLD DATE	03/06/2020	MMSR	LGL DATE		
XF DATE	03/06/2020	MMSR	LAND DATE	03/06/2020	MMSR
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	188,197
TOTAL MARKET OB/XF VALUE	3,583
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	271,780
SOH/AGL Deduction	0
ASSESSED VALUE	271,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,780
TOTAL JUST VALUE	271,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,762

PRCL:0:1: CHG QUAL TO MATCH OTHERS IN AREA. EB 09/
1/20 SFD IS LIVABLE PER MM/JB & BLDG DEPT
DEPT STATING IT WOULD BE TORN DOWN, AS OF
HURRICANE MICHAEL, REMOVED FROM ROLL PER BLDG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000540	REPAIRS	0	06/10/2020
2009793	DOCKS/SEAWALL	0	09/29/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0068/0764	4/01/1979	WD	U	I		100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FOP=[YR=1993] N4 W8 S4 E8 $ W20 S10 W12 S20 E18 S14 E14 FOP=[YR=1993] S6 E20 N6 W20 $ E30 N24 W12 N10 W8 N10 $.

EXTRA FEATURES

LN	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	102	12	1,224.00	SF	9.60	9.60	100	1998	1998	3	20	2,350	
2	0211	CONCRETE W	0	0	4	6	24.00	SF	9.60	9.60	100	1998	1998	3	20	46	
3	0211	CONCRETE W	0	0	60	4	240.00	SF	9.60	9.60	100	1998	1998	3	20	461	
4	0210	CONCRETE D	0	0	27	14	378.00	SF	9.60	9.60	100	1998	1998	3	20	726	

LAND DESCRIPTION

TOTAL OB/XF 3,583

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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			80.00	167.00	1.00	LT		1.00	1.00	0.80	100,000.00	80,000.00	80,000							

REVIEW DATE 03/06/2020 BY MMSR Total Acres: 0.31 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/01/2026 BY SYS