

PANACEA SHORES UNIT 1
 LOT 11
 OR 49 P 397 OR 467 P 237

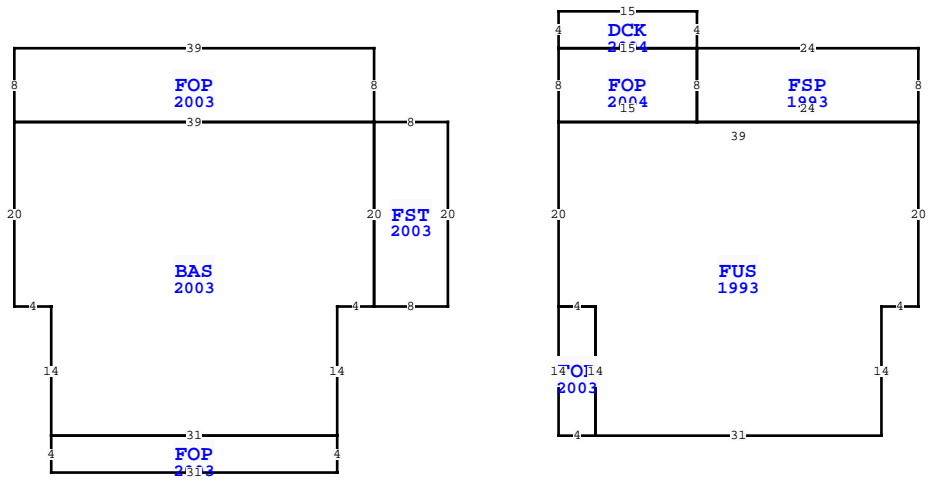
7430 COMPANY
 1897 NW 128TH TERRACE
 PEMBROKE PINES, FL 33028

2024

07-6S-01W-028-04767-000

ELEMENT		CD	CONSTRUCTION		
Foundation	04	PILE	WOOD	100	
Frame	30	WOOD	FRAME	100	
Exterior Wall	02	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	09	PINE WOOD	50		
Interior Floo	11	CLAY TILE	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	2.	2.	100		
Units		0	100		
Quality	03	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	1,214	100	2003	1,214	174,102
DCK	60	10	2004	6	861
FOP	56	30	2003	17	2,438
FOP	124	30	2003	37	5,307
FOP	312	30	2003	94	13,481
FOP	120	30	2004	36	5,163
FSP	192	55	1993	106	15,202
FST	160	55	2003	88	12,620
FUS	1,214	100	1993	1,214	174,102
TOTALS	3,452			2,812	403,275

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2024		544,966	1973	1997	0	0	26.00	74.00
Heated Area: 2428 HX Base Yr											



WAKULLA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		403,275	
TOTAL MARKET OB/XF VALUE		42,185	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		525,460	
SOH/AGL Deduction		0	
ASSESSED VALUE		525,460	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		525,460	
TOTAL JUST VALUE		525,460	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		500,554	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000573	HVAC CHANGE OUT		08/13/2024
OB23-000120	RE-ROOF-CC	0	03/20/2023
19000011	REPAIRS	0	01/04/2019
19000008	REPAIRS	0	01/03/2019
2005433	DOCK & BOATHOUSE	0	04/01/2005
30150	REMODEL	0	04/29/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1284/0741	9/12/2022	QC	U	I	11	100

GRANTOR: 7430 COMPANY
 GRANTEE: 7430 COMPANY
 1275/0147 7/12/2022 WD Q I 01 615,000
 GRANTOR: HUEY JOHN M & DEBORAH
 GRANTEE: 7430 COMPANY, INC

BUILDING NOTES	
45 POMPANO DR, PANACEA	
BLD DATE 11/21/2019 MMSR LGL DATE 11/21/2019 MMSR XF DATE 11/21/2019 MMSR LAND DATE 11/21/2019 MMSR INC DATE	
BUILDING DIMENSIONS	
FOP=[YR=2003] W39 S8 E39 BAS=[YR=2003] W39 S20 E4 S14 FOP=[YR=2003] S4 E31 N4 W31\$ E31 N14 E4 FST=[YR=2003] E8 N20 W8 S20\$ N20\$ N8\$ PTR=E20 FOP=[YR=2004] S8 FUS=[YR=1993] S20 FOP=[YR=2003] S14 E4 N14 W4\$ E4 S14 E31 N14 E4 N20 FSP=[YR=1993] N8 W24 S8 E24\$ W39\$ E15 N8 DCK=[YR=2004] N4 W15 S4 E15\$ W15\$ W20\$.	

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	14	38	600.00	SF	9.60	9.60	100	1985	1985	3	20	1,152	
2	0006	ELECTRIC L	0	0	0	0	1.00	UT	13,600.00	13,600.00	100	2003	2003	3	21	2,856	
3	0375	WOOD WALK	0	0	0	0	1,285.00	SF	24.00	24.00	100	2005	2005	3	24	7,402	
4	0872	SEAWALL VI	0	0	0	0	80.00	LF	60.80	60.80	100	2005	2005	3	24	1,167	
5	0620	WOOD UTL B	0	0	8	10	80.00	SF	9.60	9.60	100	2009	2009	3	39	300	
6	0330	BOAT SHED	0	0	24	12	288.00	SF	24.00	24.00	100	2017	2017	3	76	5,253	
7	0375	WOOD WALK	0	0	10	3	30.00	SF	24.00	24.00	100	2005	2005	3	24	173	
8	0060	DECK WOOD	0	0	3	3	9.00	SF	8.00	8.00	100	2004	2004	3	20	14	
9	0375	WOOD WALK	0	0	65	4	260.00	SF	24.00	24.00	100	2019	2019	3	85	5,304	
10	0375	WOOD WALK	0	0	30	3	90.00	SF	24.00	24.00	100	2019	2019	3	85	1,836	

LAND DESCRIPTION		TOTAL OB/XF														25,457								
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	000132	C	SFR RIVER	0			80.00	179.00	1.00	LT		1.00	1.00	0.80	100,000.00	80,000.00	80,000							

