

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

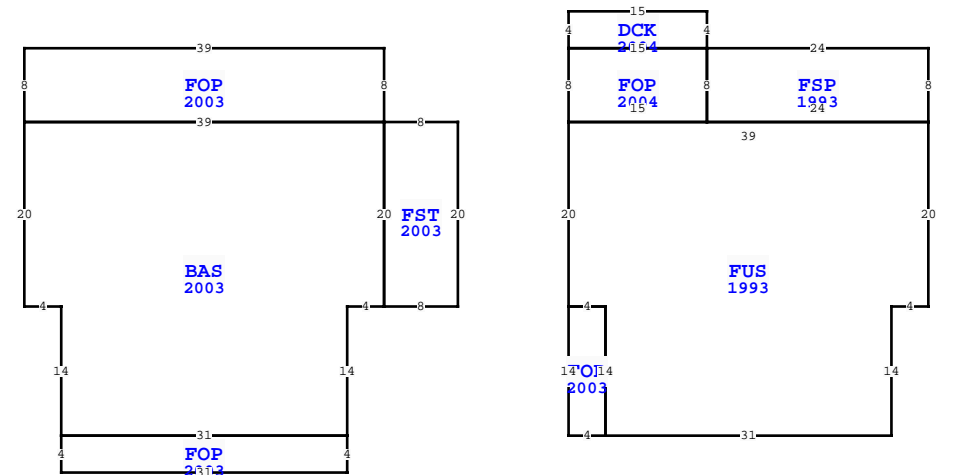
7430 COMPANY  
 1897 NW 128TH TERRACE  
 PEMBROKE PINES, FL 33028

**2024**

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


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
04	PILE WOOD 100				
30	WOOD FRAME 100				
02	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
09	PINE WOOD 50				
11	CLAY TILE 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
2.	2. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA		03		
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
0100	01	2,812	127.5000	193.80	544,966	1973	1997	0	0	26.00	74.00
1 SINGLE FAM 0% - 2024 Heated Area: 2428 HX Base Yr											



WAKULLA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY		STANDARD	
VALUATION BY	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

INCR EYB 1993-1997 RE-ROOF OB23-120 CC 4/3/2023			
5 YR PRCL CH, PU XFOB LN 9-12, DEL AP 30%			
30% AP			
NEW NEIGHBOR SAYS WORK FINISHED IN 2/19, ADD			
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						

EXTRA FEATURES		45 POMPANO DR, PANACEA															
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	

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							

BUILDING NOTES	
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	
POP=[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\$.	

