

PANACEA SHORES UNIT 2
 LOT 14 OR 26 P 658
 OR 28 P 409 OR 164 P 313

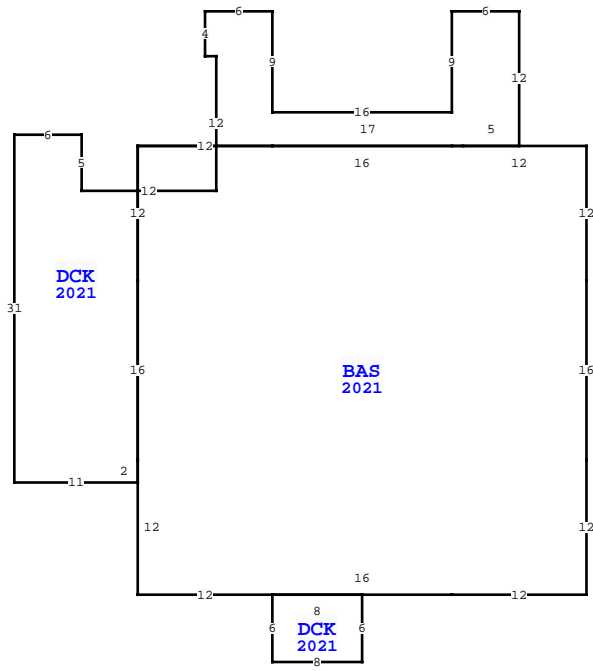
ZEHER FREDERICK JOHN REVOCABLE TRUST
 47 BLUE CRAB LN
 PANACEA, FL 32346

2024

08-6S-01W-029-04795-014

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	PILE CONCR 100				
02	WOOD FRAME 100				
10	ABOVE AVG. 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
07	VYL PLANK 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA		03		
30.00	1.75/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	2021	1,600	354,525
DCK	48	10	2021	5	1,108
DCK	472	10	2021	47	10,414
TOTALS	2,120			1,652	366,047

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,652	136.0000	226.10	373,517	2021	2021	0	0	2.00	98.00
1 SINGLE FAM 100% - 2023 Heated Area: 1600 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		366,047	
TOTAL MARKET OB/XF VALUE		32,704	
TOTAL LAND VALUE - MARKET		146,250	
TOTAL MARKET VALUE		545,001	
SOH/AGL Deduction		137,513	
ASSESSED VALUE		407,488	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		352,488	
TOTAL JUST VALUE		545,001	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		548,728	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000359	INSTALL 2 SHEDS-C		04/04/2024
20000188	SFD-C0	0	04/09/2020
2014198	DOCKS/SEAWALL	0	03/13/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/0221	12/28/2023	WD	U	I	30	100
GRANTOR: ZEHER FREDERICK J						
GRANTEE: ZEHER FREDERICK JOH						
0953/0534	10/09/2014	WD	Q	V	01	110,000
GRANTOR: BUKER DANIEL J & MATT						
GRANTEE: ZEHER FREDERICK J						

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	0870	SEAWALL AL	0	100	141	0			141.00	LF	51.00	100	2003	2003	3	21	1,510	
2	0007	ELECTRIC L	0	100	0	0			1.00	UT	7,500.00	7,500.00	100	2003	2003	3	21	1,575
3	0330	BOAT SHED	0	100	22	14			308.00	SF	15.00	15.00	100	2003	2003	3	21	970
4	0375	WOOD WALK	0	100	16	2			32.00	SF	15.00	15.00	100	2003	2003	3	21	101
5	0005	ELEVATOR	0	100	0	0			1.00	UT	29,000.00	29,000.00	100	2021	2021	3	96	27,840
6	0211	CONCRETE W	0	100	5	5			25.00	SF	6.00	6.00	100	2021	2021	3	93	140
7	0060	DECK WOOD	0	100	0	0			116.00	SF	5.00	5.00	100	2021	2021	3	98	568

BUILDING NOTES			
47 BLUE CRAB LN, PANACEA			

BUILDING DIMENSIONS			
BAS=[YR=2021] W16 W12 S12 S16 DCK=[YR=2021] N16 N12 E12 E17 E5 N12 W6 S9 W16 N9 W6 S4 E1 S12 W12 N5 W6 S31 E11 N2 S12 E12 DCK=[YR=2021] S6 E8 N6 W8 S E16 E12 N12 N16 N12 W12 S.			

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	000132	C	SFR RIVER	100			141.00	125.00	1.00	LT		1.00	1.00	2.25	65,000.00	146,250.00	146,250							