PANACEA SHORES UNIT 2 LOT 15
OR 294 P 794 OR 365 P 236
OR 370 P 184 OR 432 P 1

ZEHER FREDERICK J
47 BLUE CRAB LN
PANACEA, FL 32346

2024

08-6S-01W-029-04795-015

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	30.00	1.75/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

45 BLUE CRAB LN, PANACEA

BLD DATE	07/02/2020 MMJT	LGL DATE	07/02/2020 MMJT
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,025
TOTAL LAND VALUE - MARKET	71,500
TOTAL MARKET VALUE	74,525
SOH/AGL Deduction	12,181
ASSESSED VALUE	62,344
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,344
TOTAL JUST VALUE	74,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,021

5 YR CK, STORM DAMAGE TO XFOB

COA PER NCOA REPORT

5 YR PRCL CK, CHG PROP & LAND CODE

5 YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0953/0564	9/23/2014	WD	Q	V	01	95,500
GRANTOR: EQUITY TRUST COMPANY						
GRANTEE: ZEHER FREDERICK J						
0861/0112	8/15/2011	CR	U	V	11	89,000
GRANTOR: CAPITAL CITY BANK						
GRANTEE: MATSON CATHLYNN EQU						

BUILDING NOTES

BUILDING DIMENSIONS

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	0870	SEAWALL AL	0	0	0	0	120.00	LF	51.00	51.00	100	2002	2002	3	20	1,224	
2	0006	ELECTRIC L	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2002	2002	3	20	1,700	
3	0375	WOOD WALK	0	0	16	2	32.00	SF	15.00	15.00	100	2003	2003	3	21	101	

LAND DESCRIPTION

TOTAL OB/XF 3,025

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	000000	C	VAC RES	0			122.00	125.00	1.00	LT		1.00	1.00	1.10	65,000.00	71,500.00	71,500							

REVIEW DATE 10/03/2024 BY LW Total Acres: 0.35 Total Land Value: 71,500 Market: 0 Agricultural: 0 Common: 71,500 PRINTED 04/22/2026 BY SYS