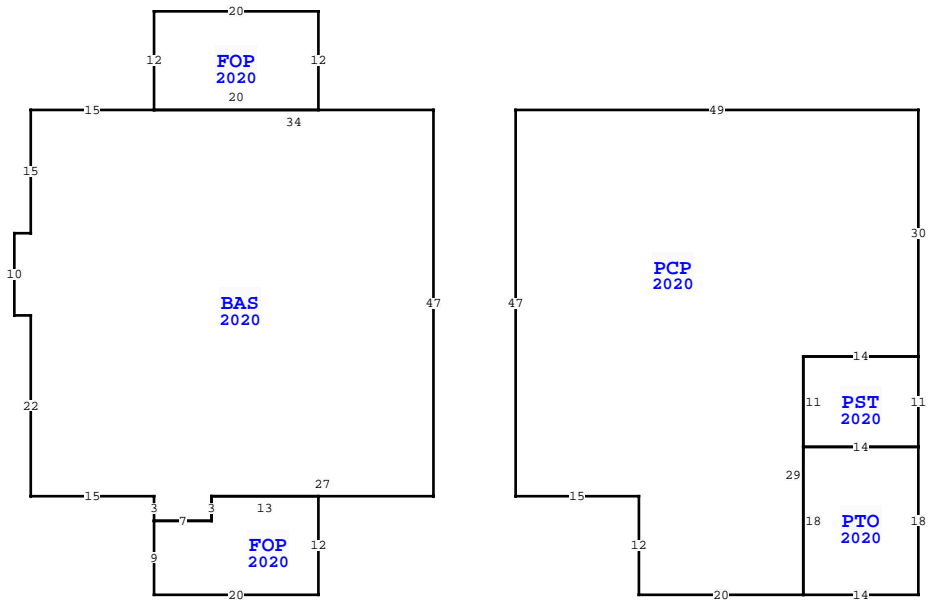




ELEMENT		CD	CONSTRUCTION		
Foundation	05	PILE CONCR	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	05	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL PLANK	100		
Heating Type	04	AIR DUCTED	100		
Air Condition	00	N/A	100		
Bedrooms		3	100		
Bathrooms		3	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
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
BAS	2,344	100	2020	2,344	491,387
FOP	219	30	2020	66	13,836
FOP	240	30	2020	72	15,094
PCP	2,305	10	2020	230	48,217
PST	154	15	2020	23	4,822
PTO	252	5	2020	13	2,726
TOTALS	5,514			2,748	576,081

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,748	130.0000	216.12	593,898	2020	2020	0	0	3.00	97.00
2 SINGLE FAM 0% - 0 Heated Area: 2344 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	576,081		
TOTAL MARKET OB/XF VALUE	55,544		
TOTAL LAND VALUE - MARKET	146,250		
TOTAL MARKET VALUE	777,875		
SOH/AGL Deduction	22,028		
ASSESSED VALUE	755,847		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	755,847		
TOTAL JUST VALUE	777,875		
NCON VALUE	10,440		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	773,260		
5 YR CK, NO STORM DAMAGE, CHG A/C,HTTP, DEMO/PU XF			
MM PRMT CK - DEMP XFOBS, PU XFOBS. 06-26-2023			
ADDRESS CLEANUP - MV TO LN 1 FRM LN 3			
5 YR PRCL CK, PU NEW SFD & XFOB LN 8-10			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00002	SEAWALL-CC	0	02/17/2023
19000388	REPAIRS-CO	0	08/27/2019
19000383	REPAIRS	0	04/26/2019
2006716	DEMO SFD	0	04/24/2006
026846	REROOF	0	08/03/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/0003	5/04/2023	WD	U	I	11	100
GRANTOR: COURSON DANIELLE C						
GRANTEE: COURSON MARK S & DA						
1139/0414	1/29/2020	QC	U	I	30	100
GRANTOR: COURSON MARK						
GRANTEE: COURSON DANIELLE						

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
2	0872	SEAWALL VI	0	0	0	0	102.00	LF	38.00	38.00	100	2020	2020	3	89	3,450	
3	0330	BOAT SHED	0	0	32	12	384.00	SF	15.00	15.00	100	2020	2020	3	89	5,126	
4	0007	ELECTRIC L	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2020	2020	3	89	6,675	
5	0211	CONCRETE W	0	0	39	5	195.00	SF	6.00	6.00	100	2020	2020	3	89	1,041	
7	0335	ALUMINUM W	0	0	16	3	48.00	SF	17.00	17.00	100	2020	2020	3	89	726	
8	0005	ELEVATOR	0	0	0	0	1.00	UT	29,000.00	29,000.00	100	2020	2020	3	94	27,260	
9	0060	DECK WOOD	0	0	0	0	18.00	SF	5.00	5.00	100	2020	2020	3	97	87	
10	0250	ASPHALT AV	0	0	0	0	1,848.00	SF	2.00	2.00	100	2000	2000	3	20	739	
17	0872	SEAWALL VI	0	0	0	0	130.00	LF	38.00	38.00	100	2024	2023	AV	100	4,940	
18	0211	CONCRETE W	0	0	130	2	260.00	SF	6.00	6.00	100	2024	2023	AV	100	1,560	

BLD DATE	07/07/2020	MMJT	LGL DATE	
XF DATE	07/06/2020	MMJT	LAND DATE	07/07/2020
INC DATE			AG DATE	

BUILDING NOTES														
65 BLUE HERON WAY, PANACEA														

BUILDING DIMENSIONS														
BAS=[YR=2020] W34 FOP=[YR=2020] E20 N12 W20 S12\$ W15 S15 W2 S10 E2 S22 E15 S3 E7 N3 FOP=[YR=2020] S3 W7 S9 E20 N12 W13\$ E27 PTR=E10 PCP=[YR=2020] E15 S12 E20 N29 E14 PST=[YR=2020] W14 S11 E14 PTO=[YR=2020] W14 S18 E14 N18\$ N11\$ N30 W49 S47\$ W10\$ N47\$.														

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	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			0.00	0.00	1.00	LT		1.00	1.00	2.25	65,000.00	146,250.00	146,250							



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																																				
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19	0375	WOOD WALK	0 0	58 4	232.00	SF	15.00	15.00	100	2024	2023	AV	100	3,480																																																																							
20	0060	DECK WOOD	0 0	0 0	92.00	SF	5.00	5.00	100	2024	2023	AV	100	460																																																																							
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REVIEW DATE 10/03/2024 BY LW Total Acres: 0.31 Total Land Value: 146,250 Market: 0 Agricultural: 0 Common: 146,250 PRINTED 06/24/2026 BY SYS																																																																																					