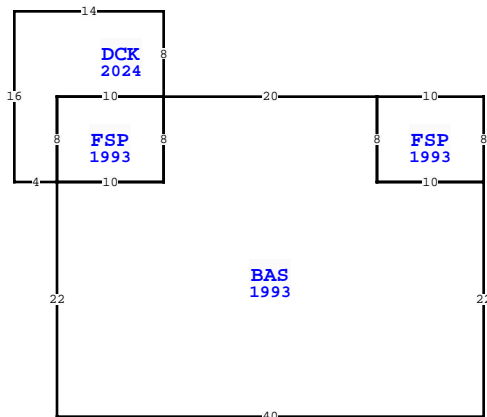




ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1.5 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,206	103.7000	172.40	207,914	1978	2002	0	0	21.00	79.00		
1 SINGLE FAM 0% - 0 Heated Area: 1040 HX Base Yr													



Quality	02	BELOW 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	1,040	100	1993	1,040	141,644
DCK	144	10	2024	14	1,907
FSP	80	55	1993	44	5,993
FSP	80	55	1993	44	5,993
UST	143	45	1993	64	8,717
TOTALS	1,487			1,206	164,252

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		164,252	
TOTAL MARKET OB/XF VALUE		1,441	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		230,693	
SOH/AGL Deduction		64,531	
ASSESSED VALUE		166,162	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		166,162	
TOTAL JUST VALUE		230,693	
NCON VALUE		3,541	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		179,838	

CHG QUIL TO AVG, NO STORM DAMAGE			
JEFF - PLEASE REVIEW QUALITY/PICS			
DEMO/PU XFOBS (FUTURE PAPER/NW)			
INCR EYB 1998-2002 ROOF OVER OB23-276 CC 8/8/2023			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000872	REPLACE 5 WINDOWS		09/18/2024
B24-000122	REPAIR DOCK & WAL		03/21/2024
OB23-000276	ROOF OVER/METAL-C		06/19/2023
B23-000820	REPAIR DECKS-CC		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1369/0391	7/17/2024	WD Q	I	01		340,000
GRANTOR: SELLERS DICK						
GRANTEE: COLVIN DANIEL L						
1362/0632	5/18/2024	QC U	I	11		100
GRANTOR: ADAMS REBA SELLERS						
GRANTEE: SELLERS DICK						

47 BLUE HERON WAY, PANACEA

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

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	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1998	1998	3	55	715	
2	0375	WOOD WALK	0	0	14	4	56.00	SF	15.00	15.00	100	1998	1998	3	20	168	
3	0360	BOATDOCK F	0	0	10	6	60.00	SF	15.00	15.00	100	2014	2014	3	62	558	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993;ORIG=0,8] W10 N8 W20 S8 W10 S22 E40 N22 \$													
UST=[YR=1993;ORIG=0,40] W11 S13 E11 N13 \$													
FSP=[YR=1993;ORIG=0,0] W10 S8 E10 N8 \$													
FSP=[YR=1993;ORIG=-30,0] W10 S8 E10 N8 \$													
PTR=[ORIG=0,30] S10 N10 \$													
DCK=[YR=2024;ORIG=-30,0] N8 W14 S16 E4 N8 E10 \$													

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	000131	C	SFR CANAL	0			75.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							