PANACEA SHORES UNIT 4
LOT 1 OR 46 P 872
OR 484 P 675 OR 488 P 208

NORTHINGTON CHAD DANIEL
PO BOX 3640
TALLAHASSEE, FL 32315-3640

2024

08-6S-01W-031-04832-000

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

16 SUNRISE LN, PANACEA

BLD DATE	01/31/2018 MMSR	LGL DATE	01/31/2018 MMSR
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	2,143
TOTAL LAND VALUE - MARKET	52,000
TOTAL MARKET VALUE	54,143
SOH/AGL Deduction	0
ASSESSED VALUE	54,143
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,143
TOTAL JUST VALUE	54,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,962

5 YR CK CHG PUSE CODE TO 0001, NO STORM DAMAGE

5 YR PRCL CK NC MM

ADD CHG PER USPS FORM 3547

5 YR PRCL CH, PU XFOB LN 1-2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001375	DOCK-CO	0	11/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1042/0435	7/25/2017	WD	U	V	12	40,000
GRANTOR: CAPITAL CITY BANK						
GRANTEE: NORTHINGTON CHAD DA						
0816/0340	1/27/2010	WD	U	V	12	99,000
GRANTOR: J & N OF OCHLOCKONEE						
GRANTEE: CAPITAL CITY BANK						

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	0375	WOOD WALK	0	0	23	4	92.00	SF	15.00	15.00	100	2017	2017	3	76	1,049	
2	0360	BOATDOCK F	0	0	12	8	96.00	SF	15.00	15.00	100	2017	2017	3	76	1,094	

LAND DESCRIPTION

TOTAL OB/XF 2,143

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			75.00	132.00	1.00	LT		1.00	1.00	0.80	65,000.00	52,000.00	52,000							

REVIEW DATE 10/04/2024 BY LW Total Acres: 0.23 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 04/22/2026 BY SYS