PANACEA SHORES UNIT 4
LOT 3
OR 58 P 760

FORTSON THURMAN III/PROFIT CONSULTING GROUP LLC
2522 CAPITAL CIRCLE NE # 18
TALLAHASSEE, FL 32308

2024

08-6S-01W-031-04833-003

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

SUNRISE LN, PANACEA

BLD DATE		LGL DATE	07/07/2020 MMST
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	52,000
TOTAL MARKET VALUE	52,000
SOH/AGL Deduction	0
ASSESSED VALUE	52,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,000
TOTAL JUST VALUE	52,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,000

5 YR PRCL CK, N/C

5 YR PRCL CK, N/C

5 YR PRCL CH, N/C

LAND REVAL. FOR CONSISTANCY TO ROLL.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0126/0375	4/08/2022	WD	Q	V	01	55,000
GRANTOR: RYAN JOHN J & SHARON						
GRANTEE: FORTSON THURMAN III						
0866/0748	11/28/2011	QC	U	V	11	100
GRANTOR: YATES MARK W						
GRANTEE: RYAN JOHN J & SHARO						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	125.00	1.00	LT		1.00	1.00	0.80	65,000.00	52,000.00	52,000							

REVIEW DATE 07/07/2020 BY MMST Total Acres: 0.22 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 06/24/2026 BY SYS