



ELEMENT		CD	CONSTRUCTION		
Foundation	05	PILE CONCR	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	11	AVERAGE	80		
Exterior Wall	05	HARDIE BRD	20		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	50		
Interior Floo	12	HARDWOOD	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		3	100		
Story Height		0	100		
Stories	2.	2.	100		
Units		0	100		
Quality	04	ABOVE AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA		03	
NEIGHBORHOOD/LOC	302.00	1.20/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	2006	1,838	348,835
DCK	45	10	2006	4	760
DCK	65	10	2006	6	1,139
DCK	210	10	2006	21	3,985
DCK	288	10	2006	29	5,504
FOP	84	30	2006	25	4,745
FOP	399	30	2006	120	22,775
FST	315	55	2006	173	32,834
FUS	882	100	2006	882	167,395
PCP	1,227	10	2006	123	23,344
TOTALS	6,613			3,284	623,272

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2022 Heated Area: 2720 HX Base Yr 2022

57 TOPSAIL WAY, PANACEA

** This building has 11 Sub-Areas

BLD DATE	05/09/2017	RTRT	LGL DATE	
XF DATE	05/09/2017	RTRT	LAND DATE	01/10/2021
INC DATE			AG DATE	

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		623,272
TOTAL MARKET OB/XF VALUE		34,638
TOTAL LAND VALUE - MARKET		202,500
TOTAL MARKET VALUE		860,410
SOH/AGL Deduction		134,799
ASSESSED VALUE		725,611
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		670,611
TOTAL JUST VALUE		860,410
NCON VALUE		4,722
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,194,151

JS PRMT CH ADJUST EYB, PU XFOBS 07/21/23
MM 5 YR CK, CORR EXW, PU XFOBS.
TO 2006
2022 COC R220067 CLERICAL ERROR. CHG EYB

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000032	WINDOWS-CC	0	02/10/2023
2013147	WINDOWS/DOORS	0	03/13/2013
2005862	SFD/CO	0	06/02/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1218/0682	7/01/2021	WD	Q	I	01	890,000

GRANTOR: JONES DANIELLE AS TRS
GRANTEE: DUNCAN MARK R & PAM
1032/0830 5/01/2017 WD U I 31 100
GRANTOR: FUDULOFF MIKE & LEIGH
GRANTEE: UNGER FREDERIC W. &

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	0375	WOOD WALK	0	100	0	0	SF	15.00	15.00	100	2006	2006	3	27	2,373	
3	0211	CONCRETE W	0	100	4	8	SF	6.00	6.00	100	2002	2002	3	20	38	
4	0005	ELEVATOR	0	100	0	0	UT	29,000.00	29,000.00	50	2006	2006	3	50	14,500	
5	0006	ELECTRIC L	0	100	0	0	UT	8,500.00	8,500.00	50	2021	2021	3	50	4,250	
6	0125	MTL/VYL AC	0	100	0	0	LF	19.00	19.00	50	2021	2021	3	50	1,349	
7	0840	SEAWALL RI	0	100	0	0	LF	38.00	38.00	100	2021	2021	3	93	3,887	
8	0209	CONCRETE P	0	100	0	0	SF	8.00	8.00	100	2021	2021	3	93	3,519	
13	0125	MTL/VYL AC	0	100	0	0	LF	19.00	19.00	100	2024	2022	AV	97	2,580	
14	0209	CONCRETE P	0	100	0	0	SF	8.00	8.00	100	2024	2022	AV	97	2,142	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 N6 FOP=[YR=2006] N4 W21 S4 E21\$ W21 S6 W19 S23 PTR= W10 FST=[YR=2006] W15 S21 E15 N21\$ E10\$ E5 DCK=[YR=2006] S5 W10 S4 E10 N4 E5 N5 W5\$ E13 FOP=[YR=2006] W8 S21 E8 DCK=[YR=2006] S16 E18 N16 W18\$ E29 N21 W8 S18 W21 N18\$ S18 E21 N18 E8 DCK=[YR=2006] S5 E5 S4 E5 N4 W5 N5 W5\$ E11 N23\$ PTR= E15 FUS=[YR=2006] S42 DCK=[YR=2006] S10 E21 N10 W21\$ E21 N42 W21\$ W15\$ PTR=N20 PCP=[YR=2006] N24 PTR=N10 PTO=[YR=2006] N26 L18 U18 D18 L18 S26 E36\$ S10\$ W59 S24 E19 S6 E6 N21 E15 S15 E19\$ S20\$.

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	000100	C	SFR	100			75.00	135.00	1.00	LT		1.00	1.00	2.50	75,000.00	187,500.00	187,500							
2	000195	C	RES WET SLIP	100					1.00	UT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							