12 6S 2W P-15-M-55
A PARCEL OF LAND IN
FRACTIONAL 12

PANABELLE INC
14 COASTAL HWY
PANACEA, FL 32346

2024

12-6S-02W-000-03881-000

BUILDING CHARACTERISTICS

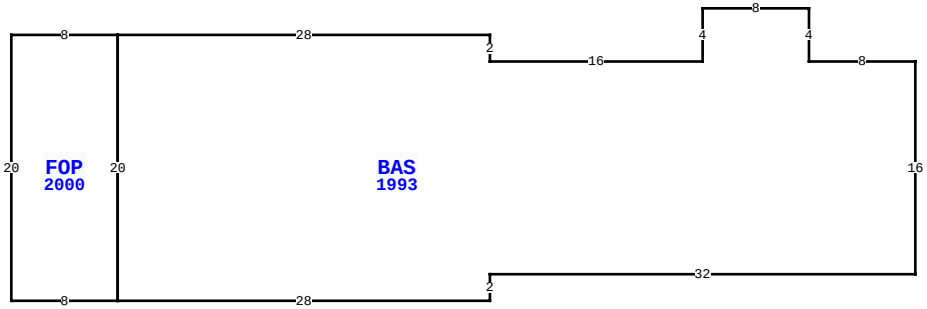
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Fixtures		11 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	2820	RV PARK/CAMPGROUND
MAP NUM	4	MKT AREA 03
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	0
FOP	160	30	2000	48	0
TOTALS	1,264			1,152	0

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6930	04	1,152	93.4500	0.00	0	1970	1987	0	0	0	45.00	55.00

1 RV OFFICE 0% - 0 Heated Area: 1104 HX Base Yr



14 COASTAL HWY, PANACEA

BLD DATE	05/18/2022	MMFR	LGL DATE		
XF DATE	05/18/2022	MMFR	LAND DATE	05/18/2022	MMFR
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	349,039
TOTAL LAND VALUE - MARKET	642,000
TOTAL MARKET VALUE	991,039
SOH/AGL Deduction	272,357
ASSESSED VALUE	718,682
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	718,682
TOTAL JUST VALUE	991,039
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	989,521

INCR EYB BLDG 1-2 1983-1987 1979-1983 RE-ROOF CC 9
7-8, CHG EYB, SEE SCANS CHGS MADE BY EB
RV SITE CH, FULL LOW COST @ 75%, PU XFOB LN
12

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000316	RE-ROOF-CC	0	05/16/2022
20001024	ELECTRIC-CO	0	10/26/2020
20000141	ELECTRIC	0	02/18/2020
19000836	REPAIRS	0	05/17/2019
19000130	REPAIRS	0	02/01/2019
18001089	ELECTRICAL	0	10/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1074/0747	5/22/2018	WD	U	I	11	100
GRANTOR: MCMILLAN JEAN B						
GRANTEE: PANABELLE, INC						
1074/0744	4/26/2018	WD	U	I	11	100
GRANTOR: PANACEA BRIDGEHOUSE,						
GRANTEE: MCMILLAN JEAN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N4 W8 S4 W16 N2 W28 FOP=[YR=2000] W8 S20 E8 N20$ S20 E28 N2 E32 N16$.

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	2812	RV SITE LO	0	0	0	0	75.00	UT	3,700.00	3,700.00	100	2015	2015	3	99	274,725	
2	0220	POOL VINYL	0	0	36	18	648.00	SF	30.00	30.00	100	2015	2015	3	67	13,025	
3	0030	BARN,POLE	0	0	24	36	864.00	SF	9.00	9.00	100	1988	1988	3	20	1,555	
4	0525	UTL BLD <1	0	0	6	6	36.00	SF	0.00	0.00	100	1996	1996	3	20	0	
5	0525	UTL BLD <1	0	0	8	16	128.00	SF	0.00	0.00	100	1995	1995	3	20	0	
6	0525	UTL BLD <1	0	0	8	10	80.00	SF	0.00	0.00	100	1998	1998	3	20	0	
7	0209	CONCRETE P	0	0	0	0	2,764.00	SF	8.00	8.00	100	2021	2021	3	93	20,564	
8	0350	BOATDOCK A	0	0	20	14	280.00	SF	24.00	24.00	100	2020	2020	3	89	5,981	
9	0375	WOOD WALK	0	0	195	7	1,365.00	SF	15.00	15.00	100	2020	2020	3	89	18,223	
10	0872	SEAWALL VI	0	0	0	0	282.00	LF	38.00	38.00	100	2020	2020	3	89	9,537	

TOTAL OB/XF 343,610

LAND DESCRIPTION

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	002820	C	RV PARK	0			0.00	0.00	642.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	642,000							

REVIEW DATE 05/18/2022 BY MMFR Total Acres: 4.93 Total Land Value: 642,000 Market: 0 Agricultural: 0 Common: 642,000 PRINTED 04/01/2026 BY SYS

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2024

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BUILDING CHARACTERISTICS

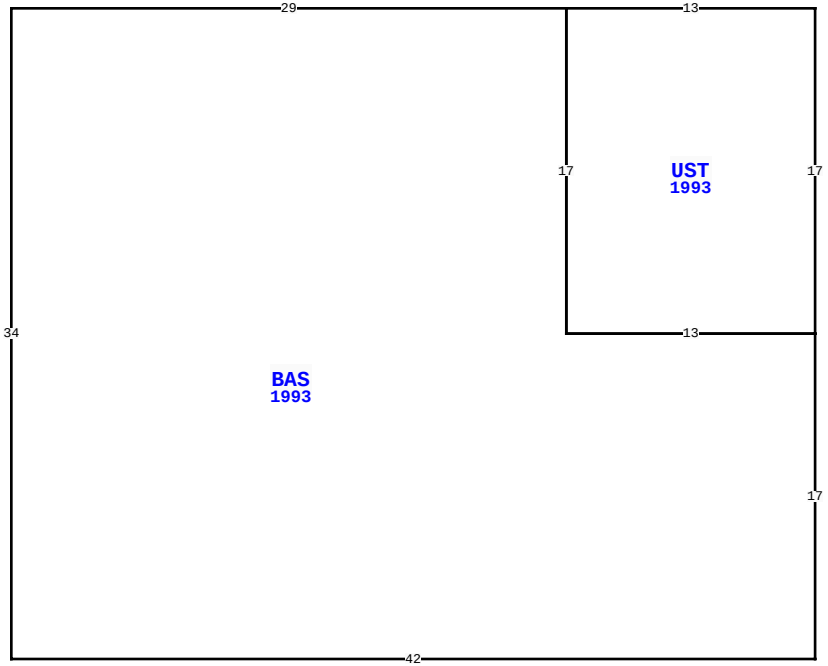
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 50
Interior Floo	10	LAMINATED 50
Ceiling	01	FIN.SUSPD 100
Heating Type	01	NONE 100
Air Condition	01	NONE 100
Fixtures		18 100
Story Height		0 100
RMS		4 100
Stories	0	0 100
Class	00	N/A 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	2820	RV PARK/CAMPGROUND
MAP NUM	4	MKT AREA 03
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,207	100	1993	1,207	0
UST	221	40	1993	88	0
TOTALS	1,428			1,295	0

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6931	04	1,295	71.7780	0.00	0	1979	1983	0	0	1	40.00	59.00

2 RV REC FAC 0% - 0 Heated Area: 1207 HX Base Yr



14 COASTAL HWY, PANACEA

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TOTAL JUST VALUE	991,039
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	989,521

5 YR PRCL CH, CHG DIM XFOB LN 4, PU XFOB LN
5 YR PRCL CHK CORR BATH RCVR INT FLR
CORRECT FF TO 642FT PER DEED OR 30 P 331
PU XFOB LN 13-14

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000692	ELECTRIC	0	06/26/2018
B15-000863	ELEC-CC	0	09/16/2015
2013672	ELEC	0	09/25/2013
201251	ELECT	0	02/01/2012
200846	ELEC REPAIRS	0	01/18/2008
20051687	DOCK REPAIR	0	10/18/2005

SALES DATA

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GRANTOR: PANACEA BRIDGEHOUSE,						
GRANTEE: MCMILLAN JEAN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N17 W29 S34 E42 N17$ UST=[YR=1993] N17 W13 S17E13$.

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
11	0125	MTL/VYL AC	0	0	0	0	236.00	LF	19.00	19.00	100	2020	2020	3	89	3,991	
12	0060	DECK WOOD	0	0	24	8	192.00	SF	5.00	5.00	100	2020	2020	3	97	931	
13	0770	PUMP HOUSE	0	0	6	5	30.00	SF	5.00	5.00	100	2020	2020	3	97	146	
14	0700	PORT BLDG	0	0	8	6	48.00	SF	8.00	8.00	100	2020	2020	3	94	361	

LAND DESCRIPTION

TOTAL OB/XF 5,429

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

REVIEW DATE 05/18/2022 BY MMFR Total Acres: 4.93 Total Land Value: 642,000 Market: 0 Agricultural: 0 Common: 642,000 PRINTED 04/01/2026 BY SYS