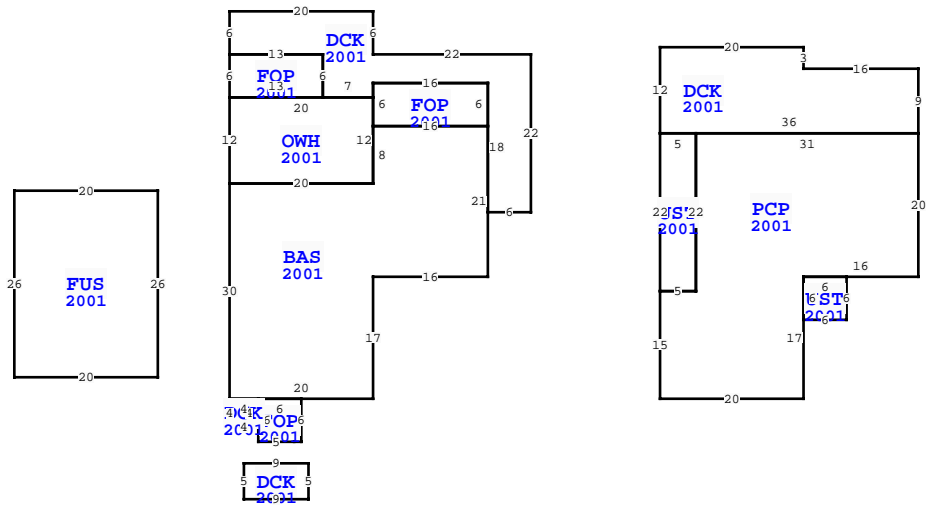




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2.5 100
Story Height		0 100
Stories	2.	2. 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		
0120	01	2,000	139.2000	156.60	313,200	2001	2010	0	0	16.00	84.00		
1 TWNHSE 0% - 0 Heated Area: 1696 HX Base Yr													



Quality	03	AVERAGE			
DOR CODE	0401	TOWNHOUSE			
MAP NUM	4	MKT AREA	03		
NEIGHBORHOOD/LOC	87.1100	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCF OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	2001	936	123,126
DCK	16	10	2001	2	263
DCK	45	10	2001	4	526
DCK	358	10	2001	36	4,736
DCK	384	10	2001	38	4,999
FOP	36	30	2001	11	1,447
FOP	78	30	2001	23	3,026
FOP	96	30	2001	29	3,814
FUS	520	100	2001	520	68,403
OWH	240	100	2001	240	31,571
TOTALS	3,805			2,000	263,088

** This building has 13 Sub-Areas
25 J MASHES SANDS RD, PANACEA

BLD DATE	04/20/2017	MMSR	LGL DATE	
XF DATE	02/22/2012	KLMM	LAND DATE	04/20/2017
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		263,088	
TOTAL MARKET OB/XF VALUE		71,538	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		364,626	
SOH/AGL Deduction		8,665	
ASSESSED VALUE		355,961	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		355,961	
TOTAL JUST VALUE		364,626	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		324,758	
MET OWNER TO VERIFY HOME MEASUREMENTS ADJUST FUS D			
PU XFOBS.			
MM 5 YR CK,ADJ EYB 2001-2003 NEW HVAC,			
COA REQUEST GEORGE W PETRANDIS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2007680	BOAT LIFTS (2)	0	05/07/2007
031130	ELEC UPGRD	0	12/22/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1353/0304	3/29/2024	QC	U	I	11	75,000
GRANTOR: PETRANDIS LEE						
GRANTEE: PETRANDIS LEE						
1194/0216	2/22/2021	QC	U	I	30	100
GRANTOR: PETRANDIS JIMMY G & N						
GRANTEE: PETRANDIS LEE & PET						

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	0211	CONCRETE W	0	0	4	3	12.00	SF	7.50	7.50	100	2016	2016	3	72	65	
2	0005	ELEVATOR	0	0	0	0	1.00	UT	36,250.00	36,250.00	100	2019	2019	3	92	33,350	
3	0375	WOOD WALK	0	0	68	4	272.00	SF	18.75	18.75	100	2019	2019	3	85	4,335	
4	0350	BOATDOCK A	0	0	20	20	400.00	SF	30.00	30.00	100	2019	2019	3	85	10,200	
5	0330	BOAT SHED	0	0	30	16	480.00	SF	18.75	18.75	100	2019	2019	3	85	7,650	
6	0007	ELECTRIC L	0	0	0	0	2.00	UT	9,375.00	9,375.00	100	2019	2019	3	85	15,938	

BUILDING NOTES													
BUILDING DIMENSIONS													
PCP=[YR=2001;ORIG=24,38] E20 N17 E16 N20 W31 S22 W5 S15 \$													
BAS=[YR=2001;ORIG=0,0] W16 S8 W20 S30 E20 N17 E16 N21 \$													
FUS=[YR=2001;ORIG=-46,9] W20 S26 E20 N26 \$													
DCK=[YR=2001;ORIG=24,1] E36 N9 W16 N3 W20 S12 \$													
DCK=[YR=2001;ORIG=-36,-10] E13 S6 E7 N2 E16 S18 E6 N22 W22 N6 W20 S6 \$													
OWH=[YR=2001;ORIG=-36,8] E20 N12 W20 S12 \$													
UST=[YR=2001;ORIG=24,23] E5 N22 W5 S22 \$													
FOP=[YR=2001;ORIG=0,0] N6 W16 S6 E16 \$													
FOP=[YR=2001;ORIG=-36,-4] E13 N6 W13 S6 \$													
DCK=[YR=2001;ORIG=-25,47] W9 S5 E9 N5 \$													
FOP=[YR=2001;ORIG=-32,38] S6 E5 E1 N6 W6 \$													

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	000810	C	TOWNHOUSE1	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							