23-5S-2W P-1-1-M-53C
LYING IN NE 1/4 OF SE 1/4
OR 36 P 706 & OR 100 P 210

AMERICAN TOWER MANAGEMENT INC
PO BOX 723597, TOWER SITE # 88460
ATLANTA, GA 31139

2024

23-5S-02W-000-02812-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9101	TWR TRANSMISSION	
MAP NUM	4	MKT AREA	04
NEIGHBORHOOD/LOC	000	1.00/	

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

174 OTTER LAKE RD, PANACEA

BLD DATE	11/18/2021 MMMM	LGL DATE	11/18/2021 MMMM
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	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	50,000
SOH/AGL Deduction	36,163
ASSESSED VALUE	13,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,837
TOTAL JUST VALUE	50,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,000

5 YR PRCL CH, N/C

5 YR PRCL CK N/C

ADD ADDRESS

PU XFOB LN 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00037	CANOPY OVER EQUIP		08/08/2024
OBN23-00020	MODIFICATION TO C		06/12/2023
22000242	CELL MAINTENANCE-	0	08/15/2022
OBN21-00018	CELL TOWER-CC	0	07/21/2021
18000886	GENERATOR-CO	0	03/05/2019
18000708	CELL TOWER	0	07/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0378/0809	4/24/2000	QC	U	I		62,811
GRANTOR: AT&T COMMUNICATIONS O						
GRANTEE: AMERICAN TOWER MANA						
0100/0210	11/01/1983	QC	U	I		100
GRANTOR:						
GRANTEE:						

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	009101	C	UTILITY TOWE	0		R1	0.00	0.00	2.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	50,000							

REVIEW DATE 11/18/2021 BY MMMM Total Acres: 2.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 05/06/2026 BY SYS