

JOSEPH LEE ESTATES
BLOCK G LOT 7
OR 68 P 306 & OR 82 P 772

NICKELL GARY/NICKELL COLLEEN
145 OTTER LAKE ROAD
PANACEA, FL 32346

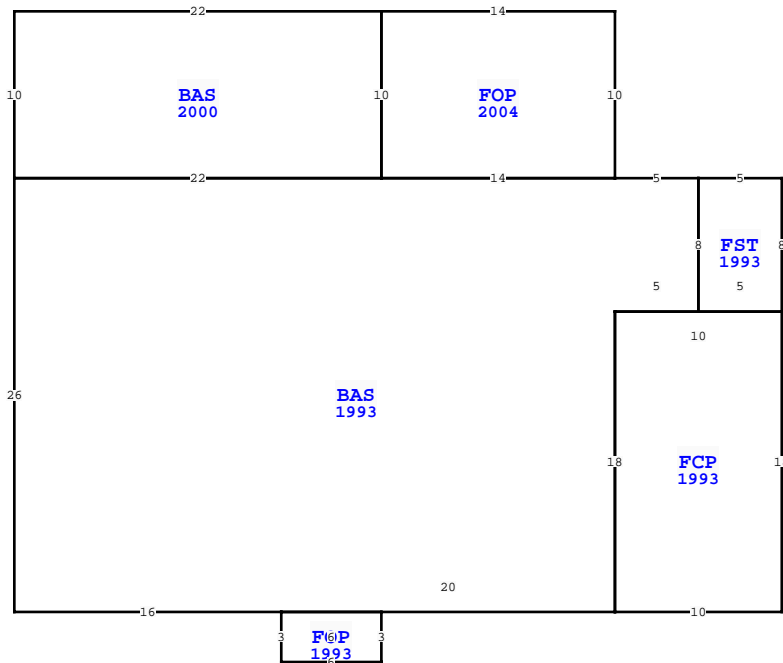
2024

23-5S-02W-056-02820-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 80				
20	FACE BRICK 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
1	3 100				
1	1 100				
0	0 100				
1.	1. 100				
0	0 100				
08	FAIR				
0100	SINGLE FAMILY				
4	MKT AREA	04			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100	1993	976	44,486
BAS	220	100	2000	220	10,027
FCP	180	25	1993	45	2,051
FOP	18	30	1993	5	228
FOP	140	30	2004	42	1,914
FST	40	55	1993	22	1,003
TOTALS	1,574			1,310	59,709

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,310	97.9200	93.02	121,856	1972	1972	0	0	51.00	49.00	
1 SINGLE FAM 0% - 0 Heated Area: 1196 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		59,709	
TOTAL MARKET OB/XF VALUE		2,567	
TOTAL LAND VALUE - MARKET		5,000	
TOTAL MARKET VALUE		67,276	
SOH/AGL Deduction		0	
ASSESSED VALUE		67,276	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		67,276	
TOTAL JUST VALUE		67,276	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		67,213	
5 YR PRCH CH, CHG DIMEN XFOB LN 3			
REMOVE H0, OWNER REQ HX TO BE REMOVE 2020			
COA PER FORM 3547			
PER LETTER RCVD BY A.CRUM.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000200	RE-ROOF-CO	0	03/19/2015
026458	ADDIT	0	05/18/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1143/0667	3/06/2020	WD	U	I	12	79,400
GRANTOR: REVERSE MORTGAGE FUND						
GRANTEE: NICKELL GARY & COLL						
1131/0541	11/01/2019	FC	U	I	38	102,900
GRANTOR: CRUM AUDREY						
GRANTEE: REVERSE MORTGAGE FU						

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	0210	CONCRETE D	0	0	0	0	200.00	SF	6.00	6.00	100	2003	2003	3	21	252	
2	0080	4' CHAINLI	0	0	0	0	126.00	LF	13.00	13.00	100	2003	2003	3	21	344	
3	0210	CONCRETE D	0	0	24	10	240.00	SF	6.00	6.00	100	2003	2003	3	21	302	
4	0080	4' CHAINLI	0	0	0	0	264.00	LF	13.00	13.00	100	1980	1980	3	20	686	
5	0210	CONCRETE D	0	0	26	10	260.00	SF	6.00	6.00	100	2004	2004	3	23	359	
6	0700	PORT BLDG	0	0	13	10	130.00	SF	8.00	8.00	100	2003	2003	3	60	624	

TOTAL OB/XF												
2,567												

BUILDING NOTES												
FST=[YR=1993] W5 BAS=[YR=1993] W5 FOP=[YR=2004] N10 W14 S10 E14\$ W14 BAS=[YR=2000] N10 W22 S10 E22\$ W22 S26 E16 FOP=[YR=1993] S3 E6 N3 W6\$ E20 FCP=[YR=1993] E10 N18 W10 S18\$ N18 E5 N8\$ S8 E5 N8\$.												

LAND DESCRIPTION																								
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	000100	C	SFR	0			77.00	100.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

TOTAL OB/XF												
2,567												