

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

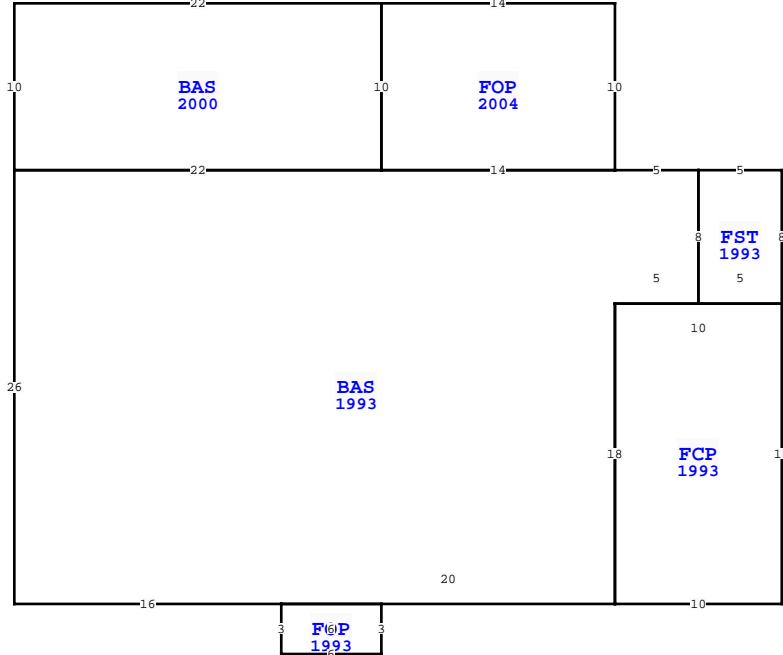
2024

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



| ELEMENT | | CD | | CONSTRUCTION | |
|------------------|------------------|-------------|--------|--------------|----------------------|
| Foundation | 02 | CONCR | SLAB | 100 | |
| Frame | 02 | WOOD | FRAME | 100 | |
| Exterior Wall | 30 | VINYL | 80 | | |
| Exterior Wall | 20 | FACE | BRICK | 20 | |
| Roof Structur | 03 | GABLE/HIP | 100 | | |
| Roof Cover | 03 | COMP | SHNGL | 100 | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floo | 14 | CARPET | 100 | | |
| Heating Type | 04 | AIR DUCTED | 100 | | |
| Air Condition | 03 | CENTRAL | 100 | | |
| Bedrooms | | 3 | 100 | | |
| Bathrooms | | 1 | 100 | | |
| Story Height | | 0 | 100 | | |
| Stories | 1. | 1. | 100 | | |
| Units | | 0 | 100 | | |
| Quality | 08 | FAIR | | | |
| DOR CODE | 0100 | SINGLE | FAMILY | | |
| 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 |
| 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 | | | |
| 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 | | | | | | | | | | | | |
| BLD DATE 04/16/2019 MMAK LGL DATE | | | | | | | | | | | | |
| XF DATE 04/16/2019 MMAK LAND DATE 04/16/2019 MMAK | | | | | | | | | | | | |
| INC DATE AG DATE | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS | | | | | | | | | | | | |
| 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 | | | | | | | |