PANACEA PARK, BLOCK 4, LOT 10
& W 1/2 OF LOT 12
OR 39 P 750 OR 74 P 39

HOSEY RICHMOND
16672 SAWMILL RD
LITTLE RIVER, AL 36550

2024

23-5S-02W-095-02837-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	04
NEIGHBORHOOD/LOC	95.00	1.15/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SPRUCE AVE, PANACEA

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2019 MMSS
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,200
TOTAL MARKET VALUE	10,200
SOH/AGL Deduction	3,600
ASSESSED VALUE	6,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,600
TOTAL JUST VALUE	10,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,000

5 YR PRCL CK, N/C

LLOYD P ALLEN SR DOD 5/21/17 OR 1052 P 257

ADD CHG PER USPS FORM #3547 DATED 8/16/17

5 YR PRCL CHECK - N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1056/0249	10/24/2017	CR	U	V	11	100
GRANTOR: ALLEN LLOYD P JR						
GRANTEE: HOSEY RICHMOND						
1052/0261	10/24/2017	WD	Q	V	01	7,000
GRANTOR: ALLEN LLOYD P JR						
GRANTEE: HOSEY RICHMOND						

BUILDING NOTES

BUILDING DIMENSIONS

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	000000	C	VAC RES	0			75.00	140.00	1.50	LT		1.00	1.00	1.00	6,800.00	6,800.00	10,200							

REVIEW DATE 04/18/2019 BY MMSS Total Acres: 0.24 Total Land Value: 10,200 Market: 0 Agricultural: 0 Common: 10,200 PRINTED 06/17/2026 BY SYS