PANACEA PARK
BLOCK 4 LOT 59 & 57
OR 27 P 353 & OR 44 P 173

COOK JAMES LELAND SR
64 LAKE AVE
PANACEA, FL 32346

2024

23-5S-02W-095-02844-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 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

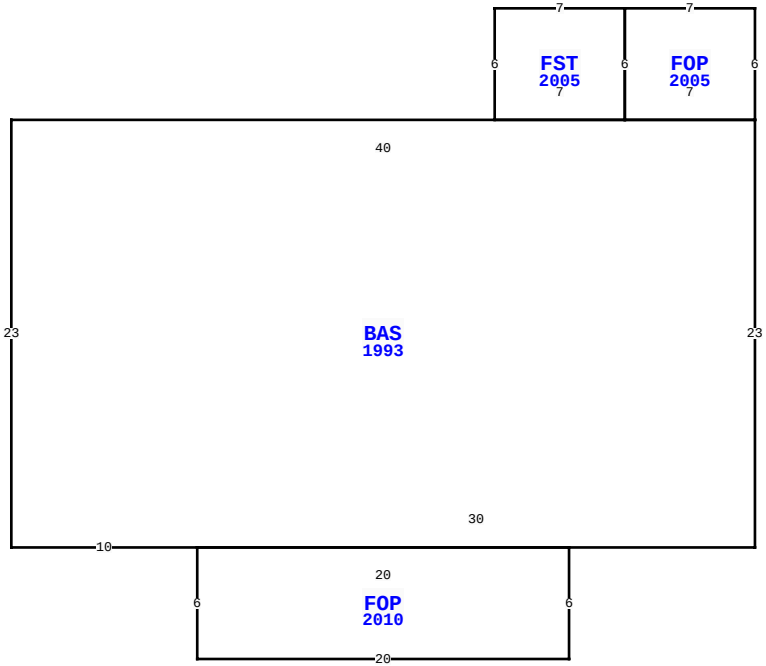
NEIGHBORHOOD/LOC: 95.00 1.15/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	1993	920	88,638
FOP	42	30	2005	13	1,253
FOP	120	30	2010	36	3,468
FST	42	55	2005	23	2,216
TOTALS	1,124			992	95,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	992	105.3000	115.04	114,120	1963	2010	0	0	0	16.25	83.75

1 SINGLE FAM 50% - 2023 Heated Area: 920 HX Base Yr 2024



BLD DATE	04/22/2019	MMAK	LGL DATE		
XF DATE	04/22/2019	MMAK	LAND DATE	04/22/2019	MMAK
INC DATE			AG DATE		

64 LAKE AVE, PANACEA

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		95,576
TOTAL MARKET OB/XF VALUE		5,925
TOTAL LAND VALUE - MARKET		13,600
TOTAL MARKET VALUE		115,101
SOH/AGL Deduction		6,170
ASSESSED VALUE		108,931
TOTAL EXEMPTION VALUE	HX HB SX	52,677
BASE TAXABLE VALUE		56,254
TOTAL JUST VALUE		115,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,283

QSTNR RTND - NO CHANGE IN RESIDENCY STATUS.

DEED FROM WIFE TO HUSBAND AFTER JAN 1

H4 - MAILED QUESTIONNAIRE DUE TO PARTIAL HOMESTEAD

NEED UPDATED HX APP TO REMOVE HA PARTIAL AND GET F

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014215	MECH	0	03/18/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/0864	2/14/2023	QC	U	I	11	100
GRANTOR: COOK CONNIE TINGLEY						
GRANTEE: COOK JAMES LELAND S						
1177/0615	10/31/2020	WD	Q	I	01	118,000
GRANTOR: CIERECH JOHN T JR & M						
GRANTEE: COOK JAMES & CONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W7 FST=[YR=2005] W7 S6 E7 N6$ S6 E7
BAS=[YR=1993] W40 S23 E10 FOP=[YR=2010] S6 E20 N6 W20$ E30 N23$ N6$.

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
1	0170	GARAGE UNF	0	50	24	16	384.00	SF	25.00	25.00	100	2000	2000	3	57	5,472	
2	0620	WOOD UTL B	0	50	6	6	36.00	SF	6.00	6.00	100	2003	2003	3	21	45	
3	0955	PRIVACY FE	0	50	0	0	272.00	LF	15.00	15.00	100	2004	2004	3	10	408	

LAND DESCRIPTION

TOTAL OB/XF 5,925

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	000100	C	SFR	50			51.00	140.00	1.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	6,800							
2	000100	C	SFR	50			51.00	140.00	1.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	6,800							

REVIEW DATE 04/22/2019 BY MMAK Total Acres: 0.33 Total Land Value: 13,600 Market: 0 Agricultural: 0 Common: 13,600 PRINTED 06/17/2026 BY SYS