

PANACEA PARK
 BLOCK 6 LOTS 30,73 & 75
 DB5 P571 OR612 P88

B&F VENTURES LLC
 911 RIVER POINTE DRIVE
 ALBANY, GA 31701

2024

23-5S-02W-095-02852-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 20,400 TOTAL MARKET VALUE 20,400 SOH/AGL Deduction 7,200 ASSESSED VALUE 13,200 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 13,200 TOTAL JUST VALUE 20,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 12,000 TO 02852-040 AND 042 R210118- CORR OWNER AND S/O LOTS 40 &42 PER OR 1228 P 463 S/O LOT 40 TO NEW PRCL 02852-040 PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I / CD PRICE 1228/0463 9/15/2021 QC U V 11 4,500 GRANTOR: B & F VENTURES LLC GRANTEE: EARLY PAUL JACKSON 1228/0461 9/15/2021 QC U V 11 4,500 GRANTOR: B & F VENTURES LLC GRANTEE: EARLY PAUL JACKSON BUILDING NOTES BUILDING DIMENSIONS									
DOR CODE		0000 VACANT RESIDENTIAL								TOTALS																					
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																										
EXTRA FEATURES										SPRUCE AVE, PANACEA																					
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															
LAND DESCRIPTION										TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	3.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	20,400														
REVIEW DATE		04/18/2019		BY		MMSS		Total Acres: 0.52		Total Land Value: 20,400		Market: 0		Agricultural: 0		Common: 20,400		PRINTED 06/17/2026 BY SYS													