

PANACEA PARK  
 LOT 85  
 OR 93 P 189

BLOCK 6  
 DB 56 P 55  
 OR 414 P 550

WEAVER FRANCINE/SANDERS CATHERINE  
 62 CAROUSEL CIRCLE  
 CRAWFORDVILLE, FL 32327

**2024**

23-5S-02W-095-02856-000

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
10	LAMINATED 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
2	100				
1	100				
00	N/A 100				
0	100				
02	BELOW AVERAGE				
0200	MOBILE HOME				
4	MKT AREA	04			
95.00	1.15/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2001	784	34,249
BAS	60	100	2018	60	2,621
DCK	16	10	2019	2	87
FOP	112	35	2018	39	1,704
TOTALS	972			885	38,661

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HOM	0%	0	76.64	67,826	1990	2000	0	0	43.00	57.00	
Heated Area: 844 HX Base Yr												
14 LAKE AVE, PANACEA												
BLD DATE	09/09/2021	MMJS	LGL DATE	09/09/2021	MMJS							
XF DATE	09/09/2021	MMJS	LAND DATE	09/09/2021	MMJS							
INC DATE			AG DATE									

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		38,661	
TOTAL MARKET OB/XF VALUE		2,847	
TOTAL LAND VALUE - MARKET		6,800	
TOTAL MARKET VALUE		48,308	
SOH/AGL Deduction		10,827	
ASSESSED VALUE		37,481	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		37,481	
TOTAL JUST VALUE		48,308	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		34,074	
PU XFOB 0055, 0605			
REQUEST VISIT FOR REMOVAL OF XFOB 0635,0635			
NEW TRAV			
5 YR PRCL CH, PU XFOB LN 5, DEL XFOB LN 6, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001366	ELECTRIC	0	12/11/2018
18000609	BUILDING	0	07/30/2018
028270	MECH	0	10/05/2001
028187	SWMH	0	09/07/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1160/0621	7/17/2020	WD Q	Q	I	01	40,000
GRANTOR: CROOK MICHAEL JOHN						
GRANTEE: WEAVER FRANCINE & S						
1110/0510	5/20/2019	WD U	I	11		100
GRANTOR: TAYLOR JAMES A						
GRANTEE: CROOK MICHAEL JOHN						

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	32	13	416.00	SF	6.00	6.00	100	2005	2005	3	24	599	
2	0955	PRIVACY FE	0	0	0	0	40.00	LF	15.00	15.00	100	2019	2019	3	96	576	
3	0955	PRIVACY FE	0	0	0	0	125.00	LF	15.00	15.00	100	2009	2009	3	55	1,031	
4	0055	PORTABLE C	0	0	20	12	240.00	SF	3.00	3.00	100	2020	2020	3	89	641	
5	0605	PORT VINYL	0	0	8	8	64.00	SF	0.00	0.00	100	2020	2020	3	89	0	
TOTAL OB/XF 2,847																	

BUILDING NOTES			
BUILDING DIMENSIONS			
FOP=[YR=2018] W8 S14 BAS=[YR=2001] N14 W45 BAS=[YR=2018] E10 N6 W10 S6\$ W11 S14 E39 DCK=[YR=2019] W4 S4 E4 N4\$ E17\$ E8 N14\$.			

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000201	C	MH	0			53.00	140.00	1.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	6,800							