

PANACEA PARK
BLOCK 7 LOTS 50 & 52
OR 93 P 452 OR 94 P 935

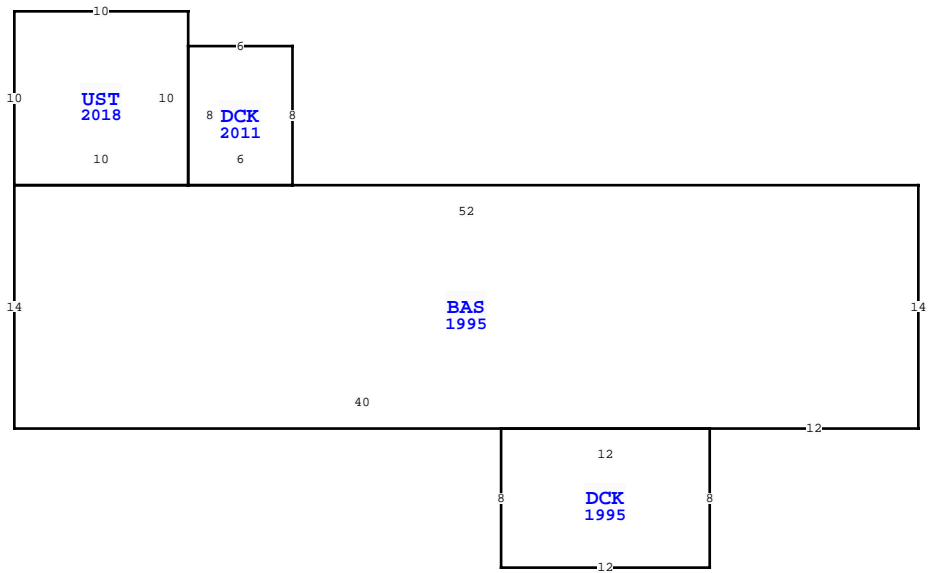
NICHOLS FRED MARTIN
2 LAKE ESSAY DR
PANACEA, FL 32346

2024

23-5S-02W-095-02859-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Heating Type	03	FORCED AIR 100
Air Condition	02	WINDOW 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	02	BELOW AVERAGE
DOR CODE	0200 MOBILE HOME	
MAP NUM	4	MKT AREA 04
NEIGHBORHOOD/LOC	95.00	1.15/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	728	100
DCK	96	10
DCK	48	10
UST	100	55
TOTALS	972	798

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		51,647	1993	1993	0	0	50.00	50.00	Heated Area: 728 HX Base Yr	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			25,824
TOTAL MARKET OB/XF VALUE			1,424
TOTAL LAND VALUE - MARKET			13,600
TOTAL MARKET VALUE			40,848
SOH/AGL Deduction			8,667
ASSESSED VALUE			32,181
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			32,181
TOTAL JUST VALUE			40,848
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			29,255
5 YR PRCL CH, PU NEW TRAV			
QUAL, PU CORR TRAV, PU XFOB LN 1			
5 YR PRCL CH, CORR EXW, INT, FLOOR, HTTP, BEDS			
5 YR PRCL CH, PU FNDN & FRME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
019291	N/A	0	02/09/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0943/0400	6/05/2014	WD	U	I	40	45,900
GRANTOR: FRANZEN LAVERNE L & E						
GRANTEE: NICHOLS FRED MARTIN						
0875/0300	3/20/2012	WD	Q	I	05	95,200
GRANTOR: AZRA INVESTMENT, LLC						
GRANTEE: FRANZEN LAVERNE L &						

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	0030	BARN, POLE	0	0	23 16			9.00	100	2010	2010	3	43	1,424	

BUILDING NOTES			
79 LAKE AVE, PANACEA			

BUILDING DIMENSIONS			
BAS=[YR=1995] W52 UST=[YR=2018] E10 DCK=[YR=2011] E6 N8 W6 S8\$ N10 W10 S10\$ S14 E40 DCK=[YR=1995] W12 S8 E12 N8\$ E12 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			50.00	140.00	2.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	13,600							