

PANACEA PARK BLOCK 9
 LOTS 88 & 90 OR 5 P 270
 OR 219 P 152 OR 243 P 139

NICHOLS FRED
 2 LAKE ESSAY DR
 PANACEA, FL 32346

2024

23-5S-02W-095-02879-000

ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	26	AL	SIDING	70	
Exterior Wall	08	WD	ON PLY	30	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY	TILE	80	
Interior Floo	14	CARPET	20		
Heating Type	02	CONVECTION	100		
Air Condition	02	WINDOW	100		
Bedrooms		2	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	1993	432	12,687
BAS	110	100	2004	110	3,230
BAS	24	100	2013	24	705
BAS	64	100	2017	64	1,880
DCK	40	10	2005	4	118
UOP	48	25	2017	12	352
TOTALS	718			646	18,972

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	646	91.2000	73.42	47,429	1967	1967	0	0	60.00	40.00
1 MOBILE HOM 0% - 0 Heated Area: 630 HX Base Yr											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			30,327
TOTAL MARKET OB/XF VALUE			6,217
TOTAL LAND VALUE - MARKET			13,600
TOTAL MARKET VALUE			50,144
SOH/AGL Deduction			21,967
ASSESSED VALUE			28,177
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			28,177
TOTAL JUST VALUE			50,144
NCON VALUE			1,605
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			32,847
5 YR CK 7-7-23 MM PU XFOB			
CARD 2- N/C			
IN TRVS, DEM XFOB LN 7&8, PU XFOB LN5&6,			
5 YR PRCL CK, CARD 1- PU CONVERTED USP TO BAS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16001184	SAFETY INSP	0	11/22/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0955/0288	11/12/2014	WD	U	I	40	33,000
GRANTOR: FRANZEN LAVERNE L & E						
GRANTEE: NICHOLS FRED						
0942/0190	3/26/2014	DF	U	I	12	34,000
GRANTOR: PHRAMPUS DOUGLAS GERA						
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	0080	4' CHAINLI	0	0	0	0	460.00	LF	13.00	13.00	100	1980	1980	3	20	1,196	
2	0940	OPEN SHED	0	0	40	12	480.00	SF	4.00	4.00	100	1991	1991	3	20	384	
4	0700	PORT BLDG	0	0	8	6	48.00	SF	8.00	8.00	100	1980	1980	3	20	77	
5	0620	WOOD UTL B	0	0	8	6	48.00	SF	6.00	6.00	100	2017	2017	3	76	219	
6	0955	PRIVACY FE	0	0	0	0	190.00	LF	15.00	15.00	100	2017	2019	3	96	2,736	
15	0630	METAL UTL	0	0	16	6	96.00	SF	8.00	8.00	100	2024	2019		85	653	
16	0630	METAL UTL	0	0	15	6	90.00	SF	8.00	8.00	100	2024	2019		85	612	
17	0940	OPEN SHED	0	0	10	10	100.00	SF	4.00	4.00	100	2024	2019		85	340	

TOTAL OB/XF											
6,217											
BLD DATE	11/09/2018	MMSS	LGL DATE								
XF DATE	11/09/2018	MMSS	LAND DATE	11/09/2018							
INC DATE			AG DATE								

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W36 S12 E36 N12 \$											
BAS=[YR=2004;ORIG=-36,12] S11 E10 N11 W10 \$											
BAS=[YR=2017;ORIG=-23,12] S8 E8 N8 W8 \$											
UOP=[YR=2017;ORIG=-15,12] S8 E6 N8 W6 \$											
DCK=[YR=2005;ORIG=-15,20] W2 S5 E8 N5 W6 \$											
BAS=[YR=2013;ORIG=-26,12] S8 E3 N8 W3 \$											

LAND DESCRIPTION																								
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	2.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	13,600							

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 PANACEA, FL 32346

2024

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ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
01	WOOD FRAME 100		
02	WOOD FRAME 100		
26	AL SIDING 100		
03	GABLE/HIP 100		
01	MINIMUM 100		
04	PLYWOOD 100		
08	SHT VINYL 50		
14	CARPET 50		
02	CONVECTION 100		
02	WINDOW 100		
1	1 100		
1.	1. 100		
00	N/A 100		
0	0 100		
02	BELOW AVERAGE		
0200	MOBILE HOME		
4	MKT AREA	04	
95.00	1.15/		
BAS	380	100	1993
UOP	252	25	2024
TOTALS	632	443	11,355

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	443	79.6000	64.08	28,387	1960	1960	0	0	60.00	40.00
2 MOBILE HOM 0% - 0 Heated Area: 380 HX Base Yr											
BLD DATE 11/09/2018 MMSS LGL DATE 11/09/2018 MMSS XF DATE 11/09/2018 MMSS LAND DATE 11/09/2018 MMSS INC DATE AG DATE											

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
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Tax Group: 3				Tax Dist:		
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TOTAL MARKET VALUE				50,144		
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ASSESSED VALUE				28,177		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				28,177		
TOTAL JUST VALUE				50,144		
NCON VALUE				1,605		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				32,847		
2, PU XFOB LN 6, DEL XFOB LN 7-8						
& EYB, PU CORR TRAV CARD 1, CHG EYB/AYB CARD						
5 YR PRCL CH, CORR EXW, RSTR, INT, FLOOR, AYB						
XFOB LN 8						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0955/0288	11/12/2014	WD	U	I	40	33,000
GRANTOR: FRANZEN LAVERNE L & E						
GRANTEE: NICHOLS FRED						
0942/0190	3/26/2014	DF	U	I	12	34,000
GRANTOR: PHRAMPUS DOUGLAS GERA						
GRANTEE: FRANZEN LAVERNE L &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993;ORIG=0,0] W38 S10 E28 E10 N10 \$						
UOP=[YR=2024;ORIG=-22,10] E18 S14 W18 N14 \$						

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
9 & 13 LAKE AVE, PANACEA																
TOTAL OB/XF 0																

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