

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

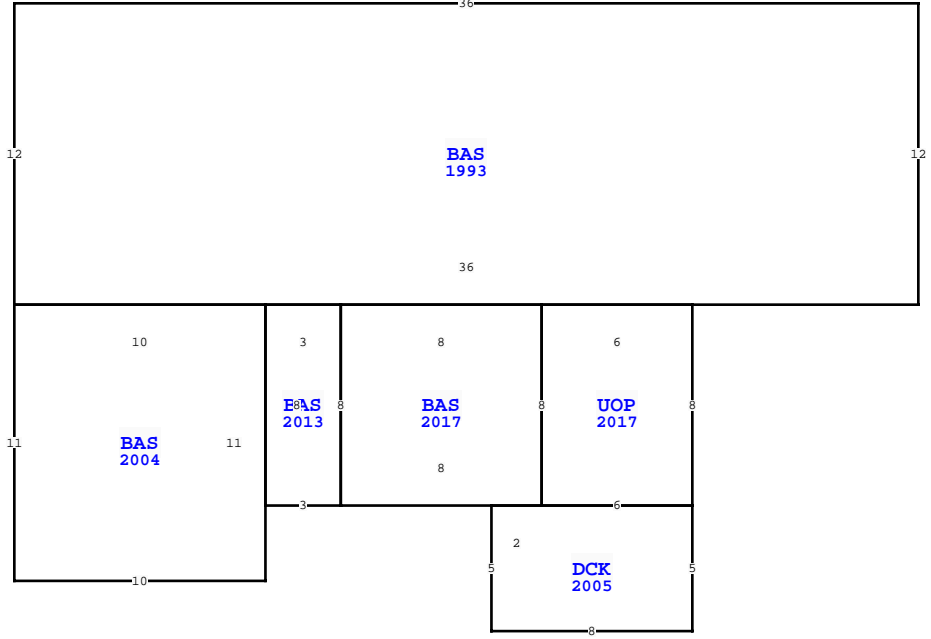
NICHOLS FRED  
 2 LAKE ESSAY DR  
 PANACEA, FL 32346

**2024**

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

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
01	WOOD FRAME 100		
02	WOOD FRAME 100		
26	AL SIDING 70		
08	WD ON PLY 30		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
11	CLAY TILE 80		
14	CARPET 20		
02	CONVECTION 100		
02	WINDOW 100		
2	100		
1	100		
1.	100		
00	N/A 100		
0	100		
02	BELOW AVERAGE		
0200	MOBILE HOME		
4	MKT AREA		04
95.00	1.15/		
BAS	432	100	1993
BAS	110	100	2004
BAS	24	100	2013
BAS	64	100	2017
DCK	40	10	2005
UOP	48	25	2017
TOTALS	718		646

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
1	0080	4' CHAINLI	0	0	0	0	460.00	LF	13.00	13.00	100
2	0940	OPEN SHED	0	0	40	12	480.00	SF	4.00	4.00	100
4	0700	PORT BLDG	0	0	8	6	48.00	SF	8.00	8.00	100
5	0620	WOOD UTL B	0	0	8	6	48.00	SF	6.00	6.00	100
6	0955	PRIVACY FE	0	0	0	0	190.00	LF	15.00	15.00	100
15	0630	METAL UTL	0	0	16	6	96.00	SF	8.00	8.00	100
16	0630	METAL UTL	0	0	15	6	90.00	SF	8.00	8.00	100
17	0940	OPEN SHED	0	0	10	10	100.00	SF	4.00	4.00	100

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

BUILDING NOTES											
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
1	000201	C	MH	0			53.00	140.00	2.00	LT	1.00

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 \$											

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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	
VALUATION SUMMARY						
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Tax Group: 3				Tax Dist:		
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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		
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

TOTAL OB/XF												0												
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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

TOTAL OB/XF												0												
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