

PANACEA PARK BLOCK 9 LOT 92  
 OR 33 P 605 OR 78 P 373  
 OR 425 P 146 OR 515 P 374

NICHOLS FRED  
 2 LAKE ESSAY DR  
 PANACEA, FL 32346

**2024**

23-5S-02W-095-02880-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	01	MINIMUM	100
Roof Structure	01	FLAT	100
Roof Cover	13	GALVALUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	08	SHT VINYL	100
Heating Type	04	AIR DUCTED	100
Air Condition	01	NONE	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Condition Adj	10	POOR	100
Quality	01	MINIMUM	
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
BAS	468	100	1993
TOTALS	468		468
			3,564

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%	- 2023		8,911	1970	1970	0	0	60.00	40.00		
				Heated Area: 468					HX Base Yr				
				BLD DATE	12/11/2018	MMSS	LGL DATE			12/11/2018	MMSS		
				XF DATE	12/11/2018	MMSS	LAND DATE						
				INC DATE			AG DATE						

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				3,564	
TOTAL MARKET OB/XF VALUE				144	
TOTAL LAND VALUE - MARKET				6,800	
TOTAL MARKET VALUE				10,508	
SOH/AGL Deduction				3,013	
ASSESSED VALUE				7,495	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				7,495	
TOTAL JUST VALUE				10,508	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				6,814	
MM NW CHG TO LIVABLE POOR COND					
MM 5 YR CK, PU NEW TRV.					
COA PER TAX COLLECTORS OFFICE					
5 YR PRCL CK, CHG RCVR TO 13					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1262/0482	4/25/2022	QC	U	I	11	100	
GRANTOR: FRANZEN FICHARD D							
GRANTEE: NICHOLS FRED							
1196/0428	2/25/2021	PR	U	I	19	100	
GRANTOR: RICHARD D FRAZEN PERS							
GRANTEE: FRANZEN RICHARD D							

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	0630	METAL UTL	0	0	15	6			8.00	20	1980	1980	3	20	144	

TOTAL OB/XF														144
84 FISHING FOOL ST, PANACEA														

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W39 S12 E39 N12S.													

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			56.00	140.00	1.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	6,800							