

PANACEA PARK
 BLOCK 9 LOTS 135 & 137
 DB 55 P 583 & OR 83 P 985

NICHOLS FRED/
 2 LAKE ESSAY DR
 PANACEA, FL 32346

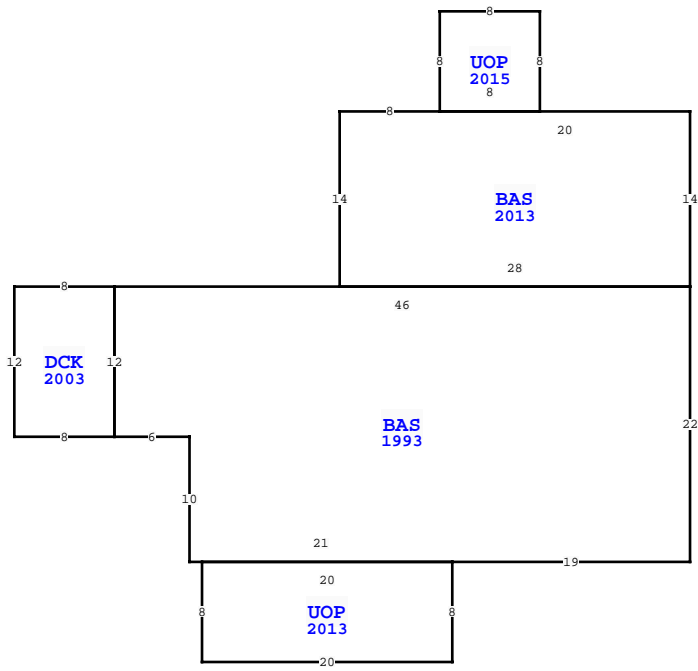
2024

23-5S-02W-095-02886-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,399	97.5600	106.58	149,105	1960	1965		0	0	58.00	42.00	
1 SINGLE FAM 100% - 2014 Heated Area: 1344 HX Base Yr 2014													



Quality	08	FAIR			
DOR CODE	0100	SINGLE FAMILY			
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	952	100	1993	952	42,615
BAS	392	100	2013	392	17,547
DCK	96	10	2003	10	448
UOP	160	20	2013	32	1,433
UOP	64	20	2015	13	582
TOTALS	1,664			1,399	62,624

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	100	10	8			8.00	100	1980	1980	3	20	128			
2	0211	CONCRETE W	0	100	18	4			72.00	SF	6.00	6.00	100	2011	2011	3	47	203
3	0080	4' CHAINLI	0	100	0	0			98.00	LF	13.00	13.00	100	2009	2009	3	39	497
4	0700	PORT BLDG	0	100	10	8			80.00	SF	8.00	8.00	100	2012	2012	3	78	499
5	0955	PRIVACY FE	0	100	0	0			52.00	LF	15.00	15.00	100	2015	2015	3	83	647
6	0940	OPEN SHED	0	100	20	8			160.00	SF	4.00	4.00	100	2015	2015	3	67	429
7	0700	PORT BLDG	0	100	16	12			192.00	SF	8.00	8.00	100	2017	2017	3	88	1,352
8	0055	PORTABLE C	0	100	20	18			360.00	SF	3.00	3.00	100	2017	2017	3	76	821
9	0605	PORT VINYL	0	100	6	6			36.00	SF	0.00	0.00	100	2017	2017	3	76	0

TOTAL OB/XF													
4,576													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			53.00	140.00	1.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	6,800							
2	000100	C	SFR	100			56.00	140.00	1.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	6,800							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			62,624
TOTAL MARKET OB/XF VALUE			4,576
TOTAL LAND VALUE - MARKET			13,600
TOTAL MARKET VALUE			80,800
SOH/AGL Deduction			25,292
ASSESSED VALUE			55,508
TOTAL EXEMPTION VALUE			30,508
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			80,800
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			68,253

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0903/0885	3/04/2013	WD U	I	I	40	55,900
GRANTOR: FRANZEN LAVERNE L & E						
GRANTEE: NICHOLS FRED						
0356/0759	6/30/1999	WD U	I	I		20,500
GRANTOR: REVELLS ANITA WHETSTO						
GRANTEE:						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2013] W20 UOP=[YR=2015] E8 N8 W8 S8\$ W8 S14 E28													
BAS=[YR=1993] W46 S12 DCK=[YR=2003] N12 W8 S12 E8\$ E6 S10 E21													
UOP=[YR=2013] W20 S8 E20 N8\$ E19 N22\$ N14\$.													