

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

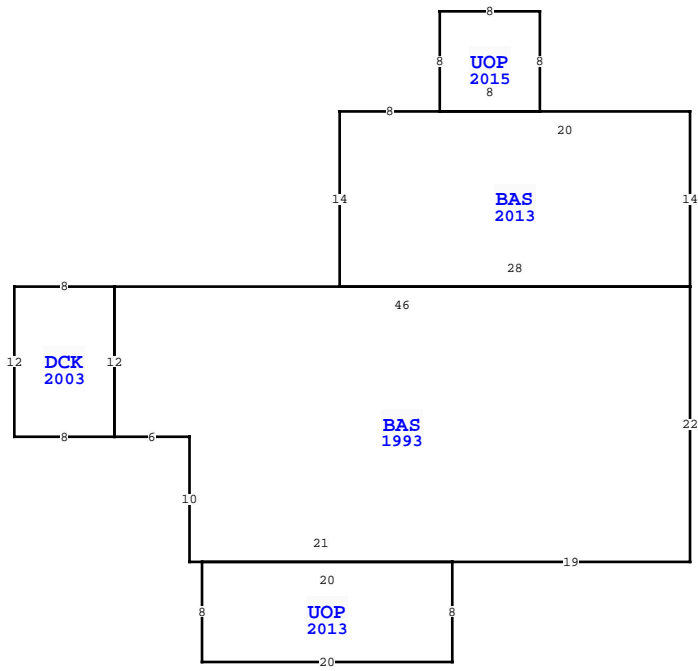
NICHOLS FRED/  
 2 LAKE ESSAY DR  
 PANACEA, FL 32346

**2024**

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
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
BAS	952	100	1993
BAS	392	100	2013
DCK	96	10	2003
UOP	160	20	2013
UOP	64	20	2015
TOTALS	1,664		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2014									Heated Area: 1344	HX Base Yr 2014



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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	HX HB		30,508
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			80,800
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			68,253
MM LEFT DOOR HANGER			
PU XFOB LN 5-9			
5 YR PRCL CK, CHG DCK2013 TO UOP2015 IN TRVS			
UPDATED SPOUSE INFO, MLD RNWL CARD 3/8/19			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2013195	ADDITION-CO	0	04/05/2013
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
0903/0885	3/04/2013	WD U	I 40
GRANTOR: FRANZEN LAVERNE L & E			
GRANTEE: NICHOLS FRED			
0356/0759	6/30/1999	WD U	I
GRANTOR: REVELLS ANITA WHETSTO			
GRANTEE:			
BUILDING NOTES			
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\$.			

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			6.00	100	2011	2011	3	47	203	
3	0080	4' CHAINLI	0	100	0	0			13.00	100	2009	2009	3	39	497	
4	0700	PORT BLDG	0	100	10	8			8.00	100	2012	2012	3	78	499	
5	0955	PRIVACY FE	0	100	0	0			15.00	100	2015	2015	3	83	647	
6	0940	OPEN SHED	0	100	20	8			4.00	100	2015	2015	3	67	429	
7	0700	PORT BLDG	0	100	16	12			8.00	100	2017	2017	3	88	1,352	
8	0055	PORTABLE C	0	100	20	18			3.00	100	2017	2017	3	76	821	
9	0605	PORT VINYL	0	100	6	6			0.00	100	2017	2017	3	76	0	
TOTAL OB/XF														4,576		

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	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							