

PANACEA PARK
 BLOCK 18 LOTS 180 & 182
 OR 27 P 330 OR 888 P 671 DC

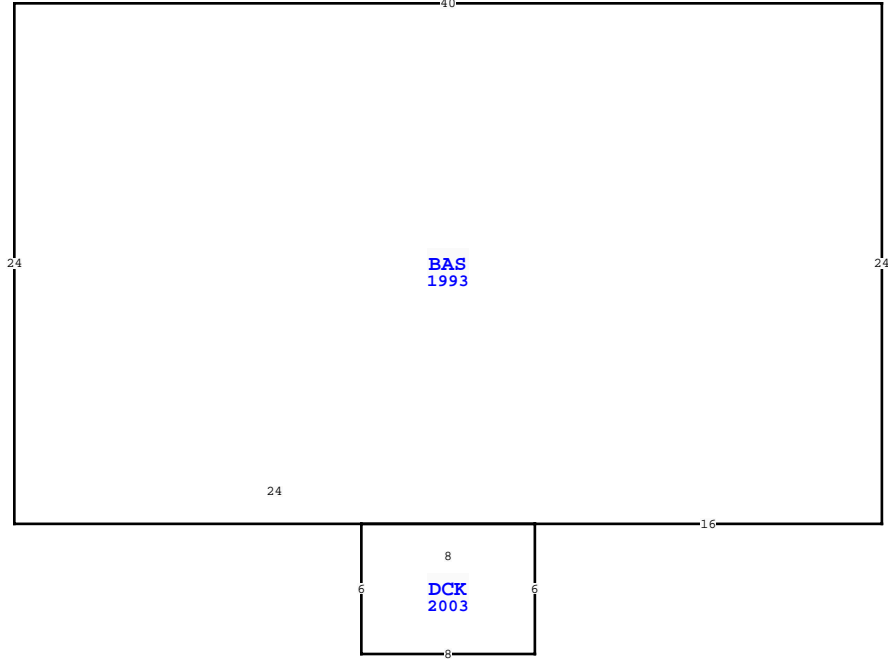
WYANT CRAIG L
 186 OTTERLAKE RD
 PANACEA, FL 32346

2024

23-5S-02W-095-02904-000


| ELEMENT | | CD | BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|------------------|------------------|-------------|--------------------------|--------------|----------------------|--|
| Foundation | 01 | WOOD | FRAME | 100 | | |
| Frame | 02 | WOOD | FRAME | 100 | | |
| Exterior Wall | 08 | WD ON | PLY | 100 | | |
| Roof Structur | 03 | GABLE/HIP | 100 | | | |
| Roof Cover | 03 | COMP | SHNGL | 100 | | |
| Interior Wall | 05 | DRYWALL | 100 | | | |
| Interior Floo | 07 | VYL | PLANK | 100 | | |
| Heating Type | 04 | AIR | DUCTED | 100 | | |
| Air Condition | 03 | CENTRAL | 100 | | | |
| Bedrooms | | 3 | 100 | | | |
| Bathrooms | | 2 | 100 | | | |
| Stories | 1. | 1. | 100 | | | |
| Class | 00 | N/A | 100 | | | |
| Units | | 0 | 100 | | | |
| Quality | 08 | FAIR | | | | |
| 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 | 960 | 100 | 1993 | 960 | 29,211 | |
| DCK | 48 | 10 | 2003 | 5 | 152 | |
| TOTALS | 1,008 | | | 965 | 29,363 | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|------------|-------------|-------------|----------------|----------------|------|------|------|------|-------|--------|----------------------------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | MOBILE HOM | 100% - 2021 | | 76.07 | 73,408 | 1983 | 1983 | | 0 | 60.00 | 40.00 | Heated Area: 960 HX Base Yr 2021 | |



| WAKULLA COUNTY PROPERTY | | | | PAGE 1 of 1 | 3 |
|--|-------------|-----------|------------|-------------|---|
| VALUATION SUMMARY | | | | | |
| VALUATION BY | | STANDARD | | | |
| Tax Group: 3 | | Tax Dist: | | | |
| BUILDING MARKET VALUE | | 29,363 | | | |
| TOTAL MARKET OB/XF VALUE | | 1,994 | | | |
| TOTAL LAND VALUE - MARKET | | 13,600 | | | |
| TOTAL MARKET VALUE | | 44,957 | | | |
| SOH/AGL Deduction | | 15,701 | | | |
| ASSESSED VALUE | | 29,256 | | | |
| TOTAL EXEMPTION VALUE | | 25,000 | | HX HB | |
| BASE TAXABLE VALUE | | 4,256 | | | |
| TOTAL JUST VALUE | | 44,957 | | | |
| NCON VALUE | | 656 | | | |
| INCOME VALUE | | | | | |
| PREVIOUS YEAR MKT VALUE | | 29,606 | | | |
| 5 YR CK 06/05/23 MM PU WD DCK AV, WD SHED, CORR IN | | | | | |
| 2021 HX APPLIED WYANT | | | | | |
| DR | | | | | |
| ANDREWS PORTED 2020 VAL/02078-007/68 CASORA | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | |
| 022763 | N/A | 0 | 09/24/1997 | | |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1177/0683 | 11/06/2020 | QC | U | I | 11 | 100 |
| GRANTOR: JANDACEK PATRICIA ELL | | | | | | |
| GRANTEE: WYANT CRAIG L | | | | | | |
| 1172/0560 | 10/07/2020 | WD | Q | I | 01 | 37,000 |
| GRANTOR: ANDREWS PAUL CHARLES | | | | | | |
| GRANTEE: JANDACEK PATRICIA E | | | | | | |

| 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 | 0955 | PRIVACY FE | 0 | 100 | 0 | 20.00 | LF | 15.00 | 15.00 | 100 | 2015 | 2015 | 3 | 83 | 249 | |
| 2 | 0620 | WOOD UTL B | 0 | 100 | 12 | 120.00 | SF | 6.00 | 6.00 | 100 | 2014 | 2014 | 3 | 62 | 446 | |
| 3 | 0625 | PORT WD UT | 0 | 100 | 16 | 160.00 | SF | 6.00 | 6.00 | 100 | 2015 | 2015 | 3 | 67 | 643 | |
| 6 | 0060 | DECK WOOD | 0 | 100 | 10 | 80.00 | SF | 5.00 | 5.00 | 100 | 2024 | 2022 | | 99 | 396 | |
| 7 | 0940 | OPEN SHED | 0 | 100 | 10 | 70.00 | SF | 4.00 | 4.00 | 100 | 2024 | 2021 | | 93 | 260 | |

| TOTAL OB/XF | | | | | | | | | | | | | | 1,994 | | | |
|--------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|-----------|--|-----------------|--|
| BLD DATE 12/13/2018 MMSS | | | | | | | | | | | | | | LGL DATE | | | |
| XF DATE 12/13/2018 MMSS | | | | | | | | | | | | | | LAND DATE | | 12/13/2018 MMSS | |
| INC DATE | | | | | | | | | | | | | | AG DATE | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W40 S24 E24 DCK=[YR=2003] W8 S6 E8 N6S E16 N24S. | | | | | | | | | | | | | |

| 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 | DPHT 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 | 100 | | | 52.00 | 139.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 6,800.00 | 6,800.00 | 6,800 | | | | | | | |
| 2 | 000000 | C | VAC RES | 100 | | | 70.00 | 139.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 6,800.00 | 6,800.00 | 6,800 | | | | | | | |