

PANACEA PARK BLOCK B  
 LOTS 4, 5 & 6 OR 42 P 490  
 OR 46 P 92 OR 72 P 317

KEITH JASON  
 402 NW AVE H  
 CARRABELLE, FL 32322

2024

23-5S-02W-095-02914-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Heating Type	02	CONVECTION	100
Air Condition	02	WINDOW	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
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	744	100	1993
BAS	100	100	2004
DCK	80	10	2003
DCK	180	10	2004
UOP	48	25	2005
USP	120	50	2004
UST	60	55	2005
TOTALS	1,332		

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%	- 2016																							
				Heated Area: 844			HX Base Yr 2016																			
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>12/11/2018</th> <th>MMSS</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>12/11/2018</th> <th>MMSS</th> <th>LAND DATE</th> <th>12/11/2018</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>												BLD DATE	12/11/2018	MMSS	LGL DATE		XF DATE	12/11/2018	MMSS	LAND DATE	12/11/2018	INC DATE			AG DATE	
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INC DATE			AG DATE																							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			23,735
TOTAL MARKET OB/XF VALUE			2,290
TOTAL LAND VALUE - MARKET			20,400
TOTAL MARKET VALUE			46,425
SOH/AGL Deduction			25,133
ASSESSED VALUE			21,292
TOTAL EXEMPTION VALUE	HX HB		21,292
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			46,425
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			30,834
2024 TRIM RTS - UTF			
MM 5 YR CK, PU XFOB.			
5 YR PRCL CK, DEM XFOB LN 5			
ADD HX FOR 2016			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/0455	3/15/2024	WD	Q	I	01	30,000
GRANTOR: WESTON SHANNON						
GRANTEE: KEITH JASON						
1331/0763	10/04/2023	OD	U	I	18	0
GRANTOR: WAKULLA COUNTY CLERK						
GRANTEE: WESTON SHANNON						

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	0620	WOOD UTL B	0	100	16	12	192.00	SF	6.00	6.00	100	1980	1980	3	20	230	
2	0090	CHAINLINK	0	100	0	0	400.00	LF	12.00	12.00	100	1980	1980	3	20	960	
3	0955	PRIVACY FE	0	100	0	0	106.00	LF	15.00	15.00	100	2005	2005	3	20	318	
4	0030	BARN, POLE	0	100	24	12	288.00	SF	9.00	9.00	100	2006	2006	3	27	700	
5	0940	OPEN SHED	0	100	6	4	24.00	SF	4.00	4.00	100	2019	2019	3	85	82	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W60 UST=[YR=2005] E10 N6 UOP=[YR=2005] S6 E8 DCK=[YR=2004] E18 N10 USP=[YR=2004] S10 E12 N10 BAS=[YR=2004] S10 E10 N10 W10\$ W12\$ W18 S10\$ N6 W8\$ W10 S6\$ W2 S12 E46 DCK=[YR=2003] W10 S8 E10 N8\$ E16 N12 \$.

LAND DESCRIPTION																								
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			53.00	147.00	3.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	20,400							