

PANACEA PARK  
 BLOCK B LOTS 11 & 12  
 OR 517 P 355 OR 585 P 31

FERNANDEZ ELIO J  
 2020 CONTINENTAL AVE APT 10  
 TALLAHASSEE, FL 32304

2024

23-5S-02W-095-02914-012



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 432 TOTAL LAND VALUE - MARKET 13,600 TOTAL MARKET VALUE 14,032 SOH/AGL Deduction 0 ASSESSED VALUE 14,032 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 14,032 TOTAL JUST VALUE 14,032 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 8,468 MM 2022 5 YR CK NC 5 YR PRCL CK, N/C 5 YR RPCL CH, PU XFOB LN 1, PU PHY ADD 5 YR PRCL CK N/C											
DOR CODE		0000 VACANT RESIDENTIAL																										
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																							
						BLD DATE XF DATE 12/10/2018 MMJT LGL DATE LAND DATE 12/10/2018 MMJT INC DATE																						
TOTALS						28 MONTICELLO AVE, PANACEA																						
EXTRA FEATURES						L	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	0	0	0	0	48.00	LF	15.00	100	2010	2010	3	60	432						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00024	MH		05/28/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/828	3/19/2024	CR	U	V	11	35,000
GRANTOR:						
GRANTEE:						
1351/0794	3/13/2024	WD	Q	I	01	35,000
GRANTOR: MALLARD HENRY DALE						
GRANTEE: FERNANDEZ ELIO J						

BUILDING NOTES

BUILDING DIMENSIONS

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	000000	C	VAC RES	0			53.00	147.00	2.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	13,600							