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

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

28 MONTICELLO AVE, PANACEA

BLD DATE	12/10/2018 MMJT	LGL DATE	12/10/2018 MMJT
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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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

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

EXTRA FEATURES

LN	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	48.00	LF	15.00	15.00	100	2010	2010	3	60	432	

LAND DESCRIPTION

TOTAL OB/XF 432

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 10/31/2022 BY MMLA Total Acres: 0.18 Total Land Value: 13,600 Market: 0 Agricultural: 0 Common: 13,600 PRINTED 04/22/2026 BY SYS