

PANACEA PARK BLOCK E
 LOTS 1, 2 & 3 OR 32 P 177
 OR 45 P 622 OR 474 P 548

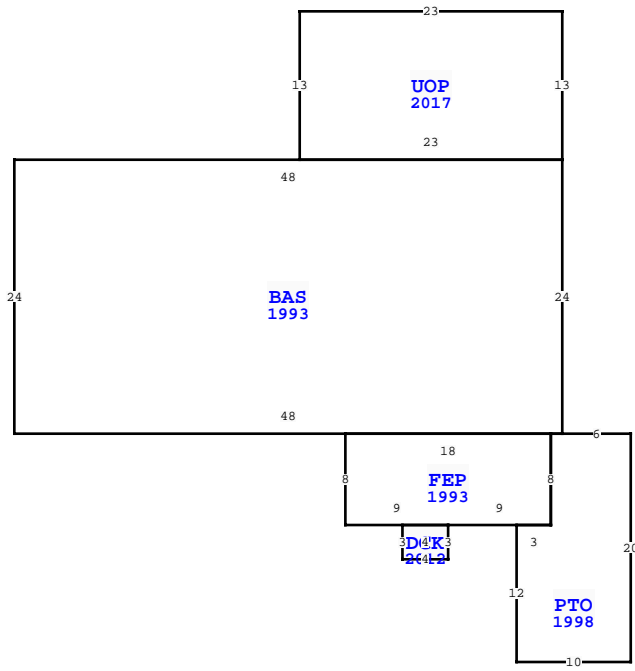
GRIFFITH CYNTHIA
 57 CHEHAW ST
 PANACEA, FL 32346

2024

23-5S-02W-095-02918-000

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	CONCR STEM 100				
02	WOOD FRAME 100				
17	CB STUCCO 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 90				
14	CARPET 10				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	1 100				
	0 100				
1.	1. 100				
	0 100				
02	BELOW AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA		04		
95.00	1.15/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	75,182
DCK	12	10	2012	1	66
FEP	144	80	1993	115	7,505
PTO	176	5	1998	9	587
UOP	299	20	2017	60	3,916
TOTALS	1,783			1,337	87,256

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,337	106.6750	116.54	155,814	1979	1979	0	0	44.00	56.00
1 SINGLE FAM 0% - 0 Heated Area: 1267 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		87,256	
TOTAL MARKET OB/XF VALUE		5,668	
TOTAL LAND VALUE - MARKET		20,400	
TOTAL MARKET VALUE		113,324	
SOH/AGL Deduction		13,852	
ASSESSED VALUE		99,472	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		99,472	
TOTAL JUST VALUE		113,324	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		95,578	
AFFDAVIT OF DC OR 1361 P 113 - JEFFREY MICHAEL EAS			
MM 5 YR CK, CH FLR, PU XFOBS.			
WALKER PORTED 2020 VALUES/10507-045/2021R			
ADD H0 - CK HX 2020			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/0114	5/22/2024	WD Q	Q	I	01	75,000
GRANTOR: MESKILL WENDY C						
GRANTEE: GRIFFITH CYNTHIA						
1161/0128	7/21/2020	WD Q	Q	I	01	71,500
GRANTOR: WALKER JOEL E						
GRANTEE: EASTMAN JEFFERY M &						

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	0	24	12	288.00	SF	6.00	6.00	100	1980	1980	3	20	346	
2	0620	WOOD UTL B	0	0	14	12	168.00	SF	6.00	6.00	100	2009	2009	3	39	393	
3	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1983	1983	3	20	260	
4	0620	WOOD UTL B	0	0	12	12	144.00	SF	6.00	6.00	100	2007	2007	3	30	259	
5	0210	CONCRETE D	0	0	30	16	480.00	SF	6.00	6.00	100	2004	2004	3	23	662	
6	0955	PRIVACY FE	0	0	0	0	176.00	LF	15.00	15.00	100	2006	2006	3	30	792	
7	0211	CONCRETE W	0	0	21	3	63.00	SF	6.00	6.00	100	1990	1990	3	20	76	
8	0620	WOOD UTL B	0	0	12	8	96.00	SF	6.00	6.00	100	2018	2018	3	80	461	
9	0620	WOOD UTL B	0	0	12	10	120.00	SF	6.00	6.00	100	2018	2018	3	80	576	
10	0940	OPEN SHED	0	0	12	12	144.00	SF	4.00	4.00	100	2018	2018	3	80	461	

TOTAL OB/XF											
4,286											
BLD DATE	12/12/2018	MMTP	LGL DATE								
XF DATE	12/12/2018	MMTP	LAND DATE	12/12/2018							
INC DATE			AG DATE								

BUILDING NOTES											
UOP=[YR=2017] W23 S13 E23 BAS=[YR=1993] W48 S24 E48											
PTO=[YR=1998] W1 S8 FEP=[YR=1993] N8 W18 S8 E9 DCK=[YR=2012] W4 S3 E4 N3\$ E9\$ W3 S12 E10 N20 W6\$ N24\$ N13\$.											

LAND DESCRIPTION																								
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	000100	C	SFR	0			50.00	154.00	2.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	13,600							
2	000100	C	SFR	0			50.00	154.00	1.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	6,800							

