

PANACEA PARK
BLOCK I LOTS 1, 2, & 3
OR 20 P 139 & OR 68 P 55

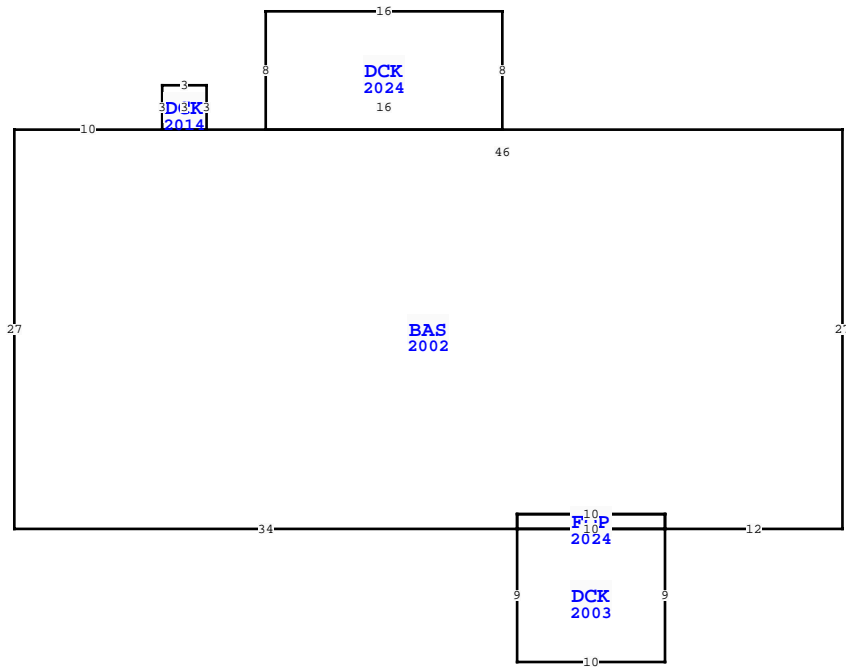
CLIFTON CARLA MARIE
245 OTTER LAKE RD
PANACEA, FL 32346

2024

23-5S-02W-095-02933-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
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	03	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	1,502	100	2002
DCK	90	10	2003
DCK	9	10	2014
DCK	128	10	2024
FOP	10	35	2024
TOTALS	1,739		

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%	- 2024	88.95	136,005	2001	2005	0	0	0	36.00	64.00	
Heated Area: 1502 HX Base Yr 2024													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		87,043	
TOTAL MARKET OB/XF VALUE		4,985	
TOTAL LAND VALUE - MARKET		20,400	
TOTAL MARKET VALUE		112,428	
SOH/AGL Deduction		0	
ASSESSED VALUE		112,428	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		62,428	
TOTAL JUST VALUE		112,428	
NCON VALUE		736	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		72,079	
2024 JAMES COTTER - PORT OUT TO ESCAMBIA COUNTY			
MM 5YR CK, DEMO XFOB, PU/CORR NEW TRAV, 3X3 CANNOT			
COMBINE REQ CARLA CLIFTON - COMBINE LOT 3 02933-00			
2023 TRIM RTND. PRPTY RECENTLY SOLD.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000846	RE-ROOF-CC	0	08/22/2022
2005815	UTL	0	06/14/2005
28934	MECH	0	04/19/2002
28888	DWMH	0	04/09/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/0199	8/11/2023	WD Q	Q	I	01	135,500
GRANTOR: COTTER JAMES & MILLER						
GRANTEE: CLIFTON CARLA MARIE						
1279/0363	8/17/2022	WD Q	Q	I	05	95,000
GRANTOR: ASH SAMUEL						
GRANTEE: COTTER JAMES & MILL						

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	0950	METAL SHED	0	10	8	80.00	SF	8.00	8.00	100	2005	2005	3	24	154	
2	0055	PORTABLE C	0	26	24	624.00	SF	3.00	3.00	100	2005	2005	3	24	449	
3	0130	FIRE PLACE	0	0	0	1.00	UT	1,300.00	1,300.00	100	2001	2001	3	58	754	
5	0210	CONCRETE D	0	0	0	1,113.00	SF	6.00	6.00	100	2005	2005	3	24	1,603	
6	0700	PORT BLDG	0	15	12	180.00	SF	8.00	8.00	100	2002	2002	3	59	850	
7	0210	CONCRETE D	0	30	24	720.00	SF	6.00	6.00	100	2005	2005	3	24	1,037	
8	0210	CONCRETE D	0	12	8	96.00	SF	6.00	6.00	100	2005	2005	3	24	138	

TOTAL OB/XF													
4,985													

BUILDING NOTES													
BAS=[YR=2002;ORIG=0,0] W46 W10 S27 E34 N1 E10 S1 E12 N27 \$													
DCK=[YR=2024;ORIG=-39,0] E16 N8 W16 S8 \$													
DCK=[YR=2003;ORIG=-12,27] W10 S9 E10 N9 \$													
FOP=[YR=2024;ORIG=-12,26] W10 S1 E10 N1 \$													
DCK=[YR=2014;ORIG=-46,0] E3 N3 W3 S3 \$													

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	000201	C	MH	100			50.00	147.00	2.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	13,600							
2	000000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	6,800							