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

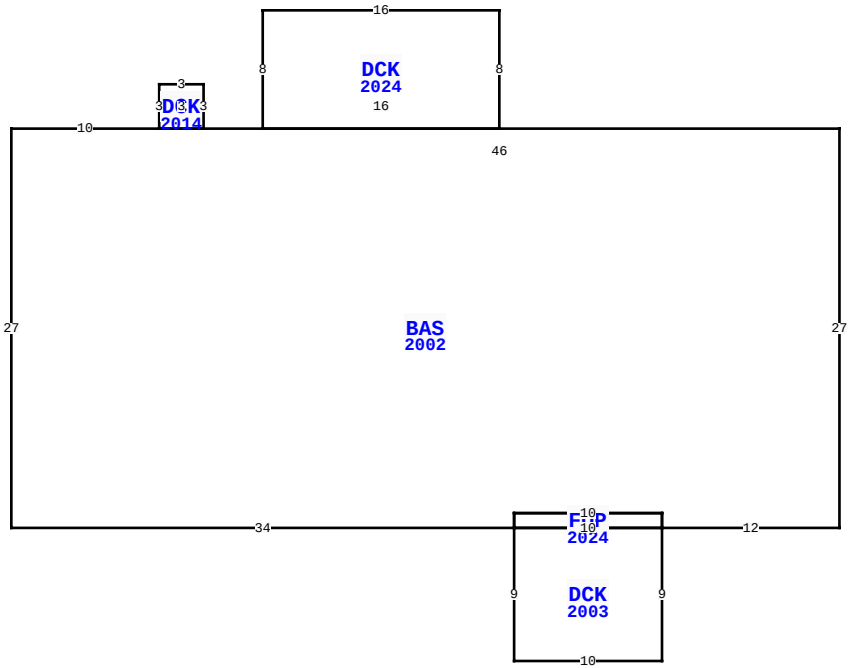
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,502	100	2002	1,502	85,506
DCK	90	10	2003	9	513
DCK	9	10	2014	1	57
DCK	128	10	2024	13	740
FOP	10	35	2024	4	228
TOTALS	1,739			1,529	87,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,529	110.5000	88.95	136,005	2001	2005	0	0	0	36.00	64.00

1 MOBILE HOM 100% - 2024 Heated Area: 1502 HX Base Yr 2024



245 OTTER LAKE RD, PANACEA

BLD DATE	12/13/2018 MMSS	LGL DATE	12/13/2018 MMSS
XF DATE	12/13/2018 MMSS	LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

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	I	01	135,500
GRANTOR: COTTER JAMES & MILLER						
GRANTEE: CLIFTON CARLA MARIE						
1279/0363	8/17/2022	WD	Q	I	05	95,000
GRANTOR: ASH SAMUEL						
GRANTEE: COTTER JAMES & MILL						

BUILDING NOTES

BUILDING DIMENSIONS

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 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 4,985

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	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							

REVIEW DATE 06/02/2023 BY MMAW Total Acres: 0.00 Total Land Value: 20,400 Market: 0 Agricultural: 0 Common: 20,400 PRINTED 06/10/2026 BY SYS