PANACEA PARK SUB BLOCK K
LOT 3 OR 64 P 59
OR 82 P 785 OR 211 P 581

NICHOLS FRED M
2 LAKE ESSAY DR
PANACEA, FL 32346

2024

23-5S-02W-095-02945-000

BUILDING CHARACTERISTICS

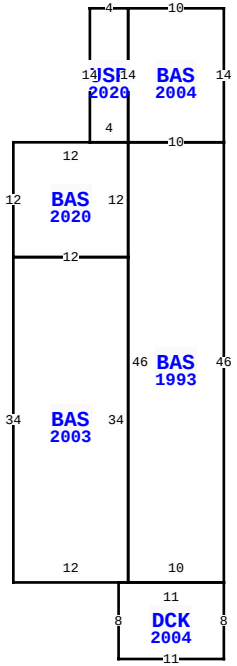
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	01	MINIMUM 50
Exterior Wall	13	PREFAB PNL 50
Roof Structur	02	SHED 100
Roof Cover	13	GALVALUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	02	CONVECTION 100
Air Condition	02	WINDOW 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	01	MINIMUM
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	460	100	1993	460	7,739
BAS	408	100	2003	408	6,864
BAS	140	100	2004	140	2,355
BAS	144	100	2020	144	2,423
DCK	88	10	2004	9	152
USP	56	50	2020	28	471
TOTALS	1,296			1,189	20,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,189	52.2500	42.06	50,009	1964	1983	0	0	0	60.00	40.00

1 MOBILE HOM 0% - 0 Heated Area: 1152 HX Base Yr



81 MONTICELLO AVE, PANACEA

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

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	20,004
TOTAL MARKET OB/XF VALUE	402
TOTAL LAND VALUE - MARKET	6,800
TOTAL MARKET VALUE	27,206
SOH/AGL Deduction	7,458
ASSESSED VALUE	19,748
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,748
TOTAL JUST VALUE	27,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,338

MM 5YR CK - CHG QUAL PER ED; PU NEW TRAV

5 YR PRCL CHK, N/C

LAVERNE L FRANZEN DOD 9-15-2016 OR 1016 P 223

PU XFOB LN 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1048/0154	8/19/2017	QC	U	I	11	0
GRANTOR: FRANZEN STACY						
GRANTEE: NICHOLS FRED M						
1016/0878	11/04/2016	WD	Q	I	01	40,000
GRANTOR: FRANZEN EDITH A						
GRANTEE: NICHOLS FRED & STAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W10 S14 E10 BAS=[YR=1993] W10 S46
BAS=[YR=2003] N34 W12 BAS=[YR=2020] E12 N12 USP=[YR=2020] N14 W4 S14 E4$ W12 S12$ S34 E12$ E10 DCK=[YR=2004] W11 S8 E11 N8$ N46$ N14$.

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	0211	CONCRETE W	0	0	35	4	140.00	SF	6.00	6.00	100	1996	1996	3	20	168	
2	0955	PRIVACY FE	0	0	0	0	26.00	LF	15.00	15.00	100	2010	2010	3	60	234	

LAND DESCRIPTION

TOTAL OB/XF 402

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	0			50.00	147.00	1.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	6,800							

REVIEW DATE 10/31/2022 BY MMLH Total Acres: 0.17 Total Land Value: 6,800 Market: 0 Agricultural: 0 Common: 6,800 PRINTED 04/01/2026 BY SYS