

PANACEA PARK
BLOCK Q N 1/2 OF LOTS 4 & 5
OR 30 P 485 & OR 75 P 290

MCNAIR AMY MILES
64 WESTVIEW STREET
PANACEA, FL 32346

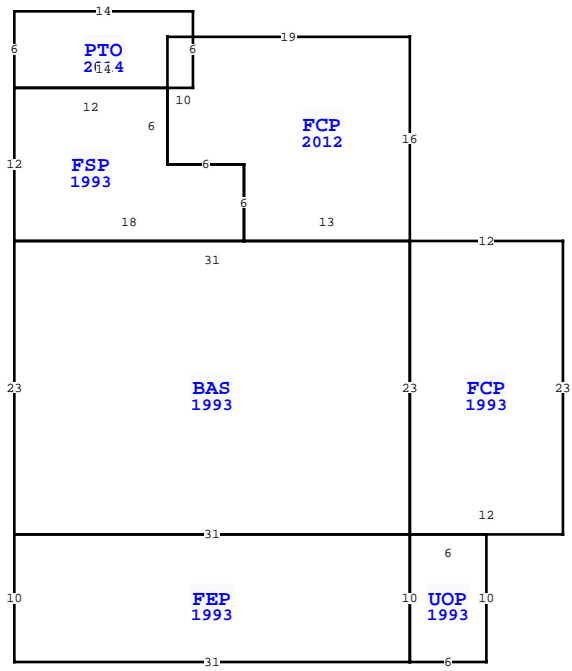
2024

23-5S-02W-095-02963-000



ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	02	WALL	BOARD	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP SHNGL		100	
Interior Wall	04	PLYWOOD		100	
Interior Floo	12	HARDWOOD		100	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms		2		100	
Bathrooms		1		100	
Story Height		0		100	
Stories	1.	1.		100	
Units		0		100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
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	713	100	1993	713	41,556
FCP	276	25	1993	69	4,022
FCP	268	25	2012	67	3,905
FEP	310	80	1993	248	14,455
FSP	180	55	1993	99	5,770
PTO	84	5	2014	4	233
UOP	60	20	1993	12	700
TOTALS	1,891			1,212	70,640

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2021		Heated Area: 961					HX Base Yr 2021		



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	70,640		
TOTAL MARKET OB/XF VALUE	2,222		
TOTAL LAND VALUE - MARKET	6,800		
TOTAL MARKET VALUE	79,662		
SOH/AGL Deduction	35,633		
ASSESSED VALUE	44,029		
TOTAL EXEMPTION VALUE	HX HB VX SX 13 44,029		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	79,662		
NCON VALUE	307		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	47,873		
DC OR 1380 P 182 - TIMOTHY GLENN RYDER - DOD 02/29			
MM 5 YR CK 7/17/23 - CH FLR & XFOB CODE, DEMO XFOB			
ADDRESS CLEAN UP - MV TO LN 1			
ADD HX , VX, & SX FOR 2021-RYDER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000510	REROOF	0	12/26/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1175/0384	9/22/2020	WD Q	Q	I	01	79,500
GRANTOR: LANGFORD NORMAN R						
GRANTEE: RYDER TIMOTHY GLENN						
0966/0764	4/07/2015	WD Q	Q	I	01	55,000
GRANTOR: NELLUMS JENNIFER & WE						
GRANTEE: LANGFORD NORMAN R						

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	0625	PORT WD UT	0	100	8	12	SF	0.00	0.00	100	1990	1990	3	20	0	
3	0210	CONCRETE D	0	100	0	0	SF	6.00	6.00	100	1990	1990	3	20	1,416	
4	0955	PRIVACY FE	0	100	0	0	LF	15.00	15.00	100	2002	2002	3	0	0	
5	0080	4' CHAINLI	0	100	0	0	LF	13.00	13.00	100	2015	2015	3	67	470	
7	0211	CONCRETE W	0	100	12	2	SF	6.00	6.00	100	1990	1990	3	20	29	
8	0060	DECK WOOD	0	100	0	0	SF	5.00	5.00	100	2024	2019	AV	96	307	
TOTALS													2,222			

BUILDING NOTES			

BUILDING DIMENSIONS			
FCP=[YR=2012] W19 S10 E6 S6 E13 BAS=[YR=1993] W31			
FSP=[YR=1993] E18 N6 W6 N6 W12 PTO=[YR=2014] E14 N6 W14 S6\$			
S12\$ S23 E31 FEP=[YR=1993] W31 S10 E31 UOP=[YR=1993] E6 N10			
W6 S10\$ N10 \$ FCP=[YR=1993] E12 N23 W12 S23\$ N23 \$ N16\$.			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	100			55.00	70.00	1.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	6,800								