

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

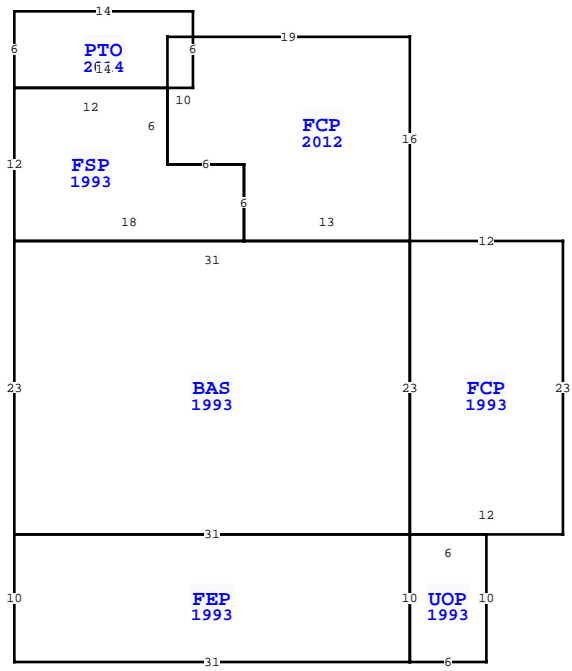
2024

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 |
| 0100  | 01  | 1,212     | 97.0000     | 105.97         | 128,436        | 1975 | 2005 | 0    | 0    | 45.00 | 55.00  |
| 1 SINGLE FAM 100% - 2021 Heated Area: 961 HX Base Yr 2021 |     |           |             |                |                |      |      |      |      |       |        |



WAKULLA COUNTY PROPERTY PAGE 1 of 1 3

| 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     | I     | 01     | 79,500     |
| GRANTOR: LANGFORD NORMAN R     |           |           |       |       |        |            |
| GRANTEE: RYDER TIMOTHY GLENN   |           |           |       |       |        |            |
| 0966/0764                      | 4/07/2015 | WD        | Q     | I     | 01     | 55,000     |
| GRANTOR: NELLUMS JENNIFER & WE |           |           |       |       |        |            |
| GRANTEE: LANGFORD NORMAN R     |           |           |       |       |        |            |

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\$.

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

| 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                  | 100 |     |          | 55.00 | 70.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 6,800.00   | 6,800.00       | 6,800      |                             |      |         |      |     |    |        |