TWIN LAKES ESTATES UNIT 1
BLOCK A LOT 20 OR 46 P 601
OR 948 P 778 OR 997 P 580

NEICE CHRISTOPHER J
1089 COASTAL HWY
PANACEA, FL 32346

2024

23-5S-02W-123-02816-020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	04
NEIGHBORHOOD/LOC	000	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

62 JER-BE-LOU CIR, PANACEA

BLD DATE		LGL DATE	
XF DATE	04/04/2019 MMTP	LAND DATE	04/04/2019 MMTP
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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,500
TOTAL MARKET VALUE	9,500
SOH/AGL Deduction	8,895
ASSESSED VALUE	605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	605
TOTAL JUST VALUE	9,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,000

JS REMOVE COND FACTOR

MAILING ADDR UPDATED PER ADDR CHANGE NOTICE

ADDRESS CORRECTION PER 2021 TRIM RETURN

COA PER OWNER IN OFFICE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000009	SFD	0	02/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1201/0884	4/09/2021	WD	Q	V	01	13,500
GRANTOR: TRYGGVI INGOLFSSON LL						
GRANTEE: NEICE CHRISTOPHER J						
0997/0580	4/21/2016	WD	U	V	30	100
GRANTOR: TRYGGVASON INGOLFUR H						
GRANTEE: TRYGGVI INGOLFSSON						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0			250.00	495.00	1.00	LT		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 06/20/2023 BY JS Total Acres: 2.84 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 05/06/2026 BY SYS