

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										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 9,500 <b>TOTAL MARKET VALUE</b> 9,500 <b>SOH/AGL Deduction</b> 8,895 <b>ASSESSED VALUE</b> 605 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 605 <b>TOTAL JUST VALUE</b> 9,500 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 5,000											
																				<b>JS REMOVE COND FACTOR</b> <b>MAILING ADDR UPDATED PER ADDR CHANGE NOTICE</b> <b>ADDRESS CORRECTION PER 2021 TRIM RETURN</b> <b>COA PER OWNER IN OFFICE</b>											
																				<b>PERMIT NUM</b> DESCRIPTION AMT ISSUED PR22-000009 SFD 0 02/04/2022											
																				<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / 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											
<b>TOTALS</b> <b>EXTRA FEATURES</b> 62 JER-BE-LOU CIR, PANACEA										BLD DATE XF DATE INC DATE		04/04/2019 MMTF		LGL DATE LAND DATE AG DATE		04/04/2019 MMTF															
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															
																	<b>BUILDING NOTES</b>														
																	<b>BUILDING DIMENSIONS</b>														
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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														
<b>REVIEW DATE</b> 06/20/2023 <b>BY</b> JS Total Acres: 2.84 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 <b>PRINTED 06/24/2026 BY SYS</b>																															