

PARCEL KNOWN AS TRACT D BEING
A PART OF LOT 6 BLOCK A OF
TWIN LAKES ESTATES

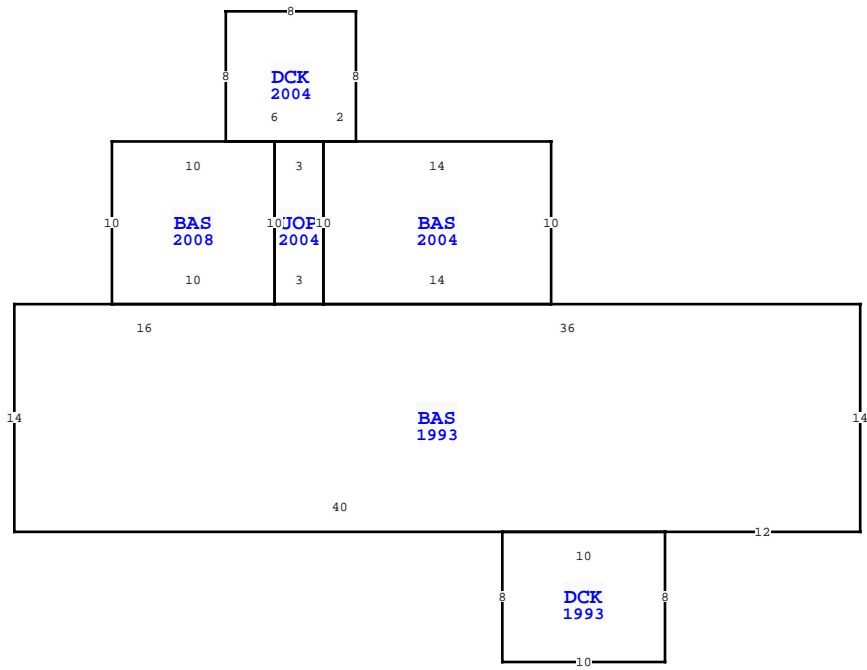
NICHOLS FRED
2 LAKE ESSAY
PANACEA, FL 32346

2024

23-5S-02W-126-02816-06D


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	24	CORG METAL	100
Roof Structur	01	FLAT	100
Roof Cover	13	GALVALUM	100
Interior Wall	04	PLYWOOD	80
Interior Wall	05	DRYWALL	20
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		2	100
Bathrooms		1.5	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0200	MOBILE HOME	
MAP NUM	4	MKT AREA	04
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	728	100	1993
BAS	140	100	2004
BAS	100	100	2008
DCK	80	10	1993
DCK	64	10	2004
UOP	30	25	2004
TOTALS	1,142		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	MOBILE HOM	0%	- 0		64.12	63,479	1982	1982	0	0	15	60.00	25.00
Heated Area: 968 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			15,870
TOTAL MARKET OB/XF VALUE			1,088
TOTAL LAND VALUE - MARKET			10,000
TOTAL MARKET VALUE			26,958
SOH/AGL Deduction			14,279
ASSESSED VALUE			12,679
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			12,679
TOTAL JUST VALUE			26,958
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			18,625
5 YR PRCL CK, N/C			
PU CORR TRAV, CORR DIMENS XFOB LN 1			
5 YR PRCL CH, PU FNDN & FRME, CHG RCVR, INT,			
1 & 2, CORR DIM XFOB LN 3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1063/0433	2/15/2018	WD	Q	I	01	35,000
GRANTOR: FRANZEN EDITH A						
GRANTEE: NICHOLS FRED						
1026/0858	2/21/2017	QC	U	I	11	100
GRANTOR: FRANZEN JEFF						
GRANTEE: FRANZEN EDITH A						

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							
1	0630	METAL UTL	0	0	34	20		680.00	SF	8.00		8.00	100	1983	1983	3	20	1,088	

BLD DATE		03/29/2019	MMSS	LGL DATE	03/29/2019	MMSS
XF DATE		03/29/2019	MMSS	LAND DATE		03/29/2019
INC DATE				AG DATE		

BUILDING NOTES	
44 IDA ST, PANACEA	

BUILDING DIMENSIONS	
BAS=[YR=1993] W36 UOP=[YR=2004] E3 N10 BAS=[YR=2004] S10 E14 N10 W14\$ DCK=[YR=2004] E2 N8 W8 S8 E6\$ W3 S10 \$ BAS=[YR=2008] N10 W10 S10 E10\$ W16 S14 E40 DCK=[YR=1993] W10 S8 E10 N8\$ E12 N14\$.	

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	DPH 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		RSU1	0.00	0.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000								