

PARCEL KNOWN AS TRACT B BEING  
A PART OF LOT 6 BLOCK A OF  
TWIN LAKE ESTATES

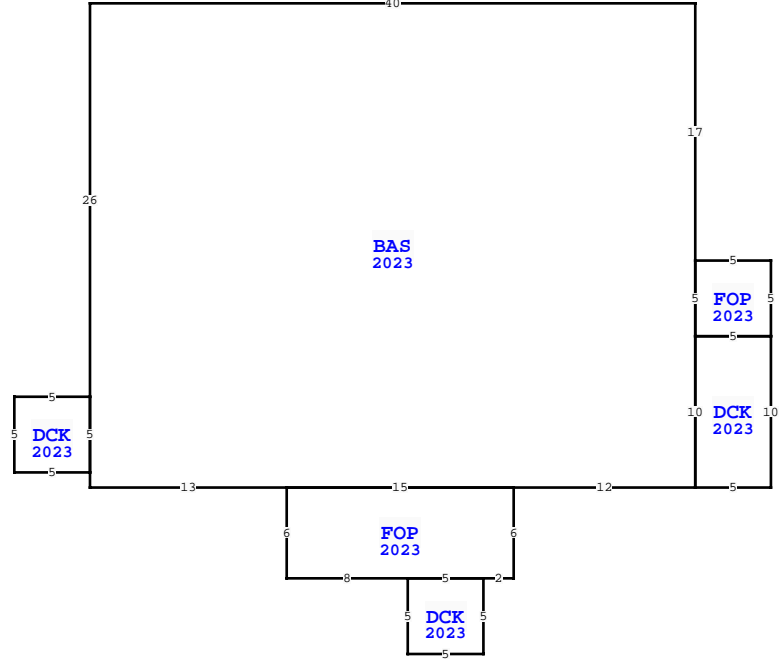
NICHOLS JIM H/NICHOLS TINA M  
PO BOX 495  
PANACEA, FL 32346

2024

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	04	PILE WOOD	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	100
Ceiling	08	8 FT	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.100	
Units		0	100
Condition Adj	12	AVERAGE	100
Quality	08	FAIR	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	04
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,280	100	2023
DCK	25	10	2023
DCK	25	10	2023
DCK	50	10	2023
FOP	25	30	2023
FOP	90	30	2023
TOTALS	1,495		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	SINGLE FAM	100%	- 2013		146,037	2023	2023	0	0	0.00	100.00
Heated Area: 1280 HX Base Yr 2013											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	146,037		
TOTAL MARKET OB/XF VALUE	18,396		
TOTAL LAND VALUE - MARKET	10,000		
TOTAL MARKET VALUE	174,433		
SOH/AGL Deduction	111,329		
ASSESSED VALUE	63,104		
TOTAL EXEMPTION VALUE	HX HB DX 43,104		
BASE TAXABLE VALUE	20,000		
TOTAL JUST VALUE	174,433		
NCON VALUE	12,312		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	53,025		
R240050-CORR BLDG STRUCTURES			
FR PU NCON & XFOBS DEMO MH			
MM 5 YR CK, DELETE SPCD PD & % CODE.			
OF 65% & CHG QUAL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00004	SFD-CO	0	04/26/2023
OBN23-00000	DEMO MH		02/14/2023
23000003	DEMO MH	0	02/14/2023
2009693	MECH	0	08/19/2009
2009683	MOBILE HOME-CO	0	08/14/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0889/0267	9/12/2012	WD	U	I	12	32,000
GRANTOR: VANDERBILT MORTGAGE &						
GRANTEE: NICHOLS JIM H & TIN						
0870/0049	10/10/2011	FD	U	I	12	58,800
GRANTOR: DANIELS MARY & FRANKL						
GRANTEE: VANDERBILT MORTGAGE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0080	4' CHAINLI	0	100	0	900.00	LF	13.00	13.00	100	2012
8	0210	CONCRETE D	0	100	20	240.00	SF	6.00	6.00	100	2024
9	0211	CONCRETE W	0	100	38	152.00	SF	6.00	6.00	100	2024
10	0009	DUMBWAITER	0	100	0	1.00	UT	10,000.00	10,000.00	100	2024
11	0060	DECK WOOD	0	100	4	16.00	SF	5.00	5.00	100	2024
12	0060	DECK WOOD	0	100	4	16.00	SF	5.00	5.00	100	2024

TOTAL OB/XF											
18,396											
BLD DATE	06/22/2017	MMSR	LGL DATE	06/22/2017	MMSR						
XF DATE	06/22/2017	MMSR	LAND DATE	06/22/2017	MMSR						
INC DATE			AG DATE								

BUILDING NOTES						
BAS=[YR=2023;ORIG=40,10] E40 S17 S5 S10 W12 W15 W13 N1 N5 N26 \$						
FOP=[YR=2023;ORIG=53,42] E15 S6 W2 W5 W8 N6 \$						
DCK=[YR=2023;ORIG=35,36] E5 S5 W5 N5 \$						
DCK=[YR=2023;ORIG=61,48] E5 S5 W5 N5 \$						
FOP=[YR=2023;ORIG=80,27] E5 S5 W5 N5 \$						
DCK=[YR=2023;ORIG=80,32] E5 S10 W5 N10 \$						

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSU1	148.00	305.00	1.00	LT	1.00

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