

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

ELEMENT		CD	CONSTRUCTION
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
0100	01	1,324	116.1000	110.30	146,037	2023	2023	0	0	0.00	100.00
3 SINGLE FAM 100% - 2013 Heated Area: 1280 HX Base Yr 2013											
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											

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0080	4' CHAINLI	0	100	0	900.00	LF	13.00	13.00	100	2012	2012	3	52	6,084	
8	0210	CONCRETE D	0	100	20	240.00	SF	6.00	6.00	100	2024	2023	AV	100	1,440	
9	0211	CONCRETE W	0	100	38	152.00	SF	6.00	6.00	100	2024	2023	AV	100	912	
10	0009	DUMBWAITER	0	100	0	1.00	UT	10,000.00	10,000.00	100	2024	2023	AV	98	9,800	
11	0060	DECK WOOD	0	100	4	16.00	SF	5.00	5.00	100	2024	2023	AV	100	80	
12	0060	DECK WOOD	0	100	4	16.00	SF	5.00	5.00	100	2024	2023	AV	100	80	

TOTAL OB/XF												18,396				
34 IDA ST, PANACEA																

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	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		RSU1	148.00	305.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

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