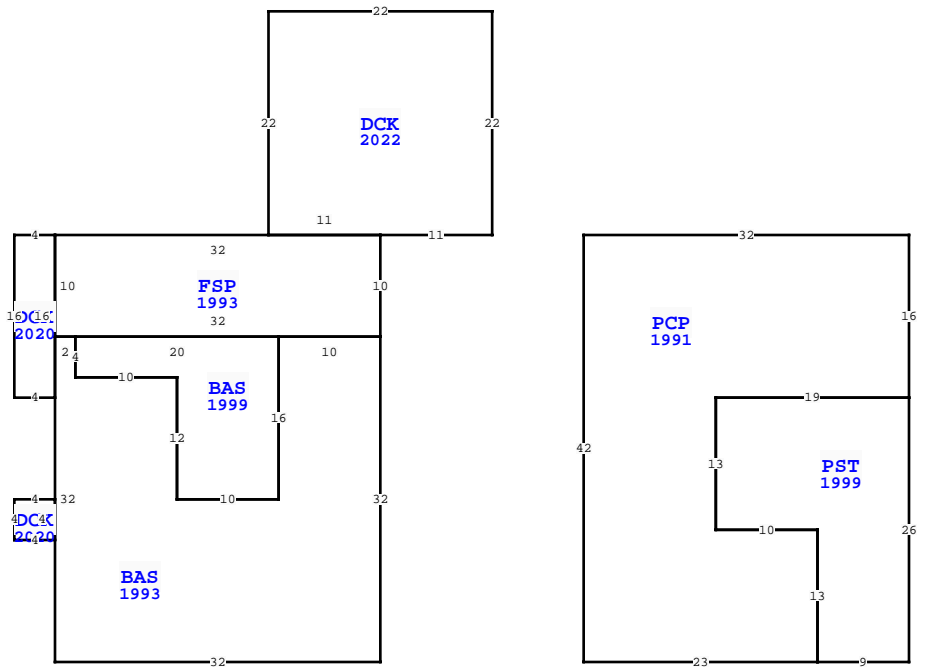


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
04	PILE WOOD 100				
02	WOOD FRAME 100				
08	WD ON PLY 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
12	HARDWOOD 80				
14	CARPET 20				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
2	100				
0	100				
1.	1. 100				
0	100				
04	ABOVE AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA	04			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	824	100	1993	824	121,811
BAS	200	100	1999	200	29,566
DCK	16	10	2020	2	296
DCK	64	10	2020	6	887
DCK	484	10	2022	48	7,096
FSP	320	55	1993	176	26,017
PCP	980	10	1991	98	14,487
PST	364	15	1999	55	8,131
TOTALS	3,252			1,409	208,290

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,409	160.4200	152.40	214,732	1984	2020	0	0	3.00	97.00

1 SINGLE FAM 0% - 2024 Heated Area: 1024 HX Base Yr



73 ALISON AVE, PANACEA

BLD DATE	MMJY	LGL DATE	MMJY
11/29/2018	MMJY	11/29/2018	MMJY
XF DATE	MMJY	LAND DATE	MMJY
08/05/2013	MMJY		
INC DATE	MMJY	AG DATE	MMJY

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		208,290	
TOTAL MARKET OB/XF VALUE		35,623	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		343,913	
SOH/AGL Deduction		0	
ASSESSED VALUE		343,913	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		343,913	
TOTAL JUST VALUE		343,913	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		192,652	
CORRECTED BEDROOM COUNT FROM 3 TO 2 JS			
COA PER NCOA REPORT			
PU XFOBS			
MM 5YR CK - CHG RCVR; PU DCKS IN TRAVERSE;			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000487	RE-ROOF-CO	0	10/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1306/0291	3/24/2023	WD	Q	I	01	485,000
GRANTOR: KJH HOLDINGS LLC						
GRANTEE: WILDER JON R JR & C						
1200/0214	12/31/2020	QC	U	I	30	100
GRANTOR: TITAN READYMIX LLC						
GRANTEE: KJH HOLDINGS LLC						

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	0940	OPEN SHED	0	0	7	6		4.00	4.00	100	2022	2022	3	97	163	
2	0375	WOOD WALK	0	0	5	27	4	15.00	15.00	100	2023	2020	3	100	31,620	
3	0350	BOATDOCK A	0	0	16	10		24.00	24.00	100	2023	2020	3	100	3,840	

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=1993] W32 DCK=[YR=2020] W4 S16 PTR=S10 DCK=[YR=2020] S4 E4 N4 W4\$ N10\$ E4 N16\$ S10 E32 BAS=[YR=1993] W10 S16 W10 N12 W10 N4 BAS=[YR=1999] S4 E10 S12 E10 N16 W20 \$ W2 S32 E32 PTR=E20 PCP=[YR=1991] E23 N13 W10 N13 E19 PST=[YR=1999] W19 S13 E10 S13 E9 N26\$ N16 W32 S42\$ W20\$ N32\$ N10\$ DCK=[YR=2022] E11 N22 W22 S22 E11\$.									

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	0		R1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							