P-6-18-M-53D .74 AC M/L
ALONG US 98 BEING IN THE
NW 1/4 OF THE SE 1/4

PANACEA AREA WATERS SYSTEMS
P O BOX 215
PANACEA, FL 32346

2024

24-5S-02W-000-02973-018

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

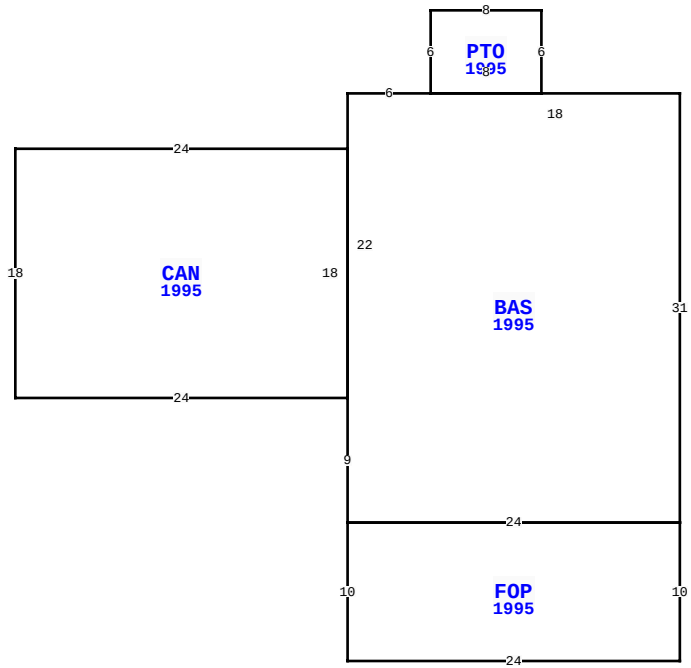
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	03	MASONRY 100
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	05	ASPH TILE 20
Ceiling	01	FIN.SUSPD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Fixtures		3 100
Story Height		0 100
RMS		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	9120	WATERWORKS
MAP NUM	4	MKT AREA 04
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	1995	744	57,146
CAN	432	30	1995	130	9,985
FOP	240	30	1995	72	5,530
PTO	48	5	1995	2	154
TOTALS	1,464			948	72,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1700	04	948	106.6800	160.02	151,699	1995	1995	0	0	0	52.00	48.00

1 OFFICE 0% - 0 Heated Area: 744 HX Base Yr



1445 COASTAL HWY, PANACEA

BLD DATE	11/04/2021	JSJS	LGL DATE		
XF DATE	11/04/2021	JSJS	LAND DATE	11/04/2021	JSJS
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		72,816
TOTAL MARKET OB/XF VALUE		4,524
TOTAL LAND VALUE - MARKET		1,350,000
TOTAL MARKET VALUE		1,427,340
SOH/AGL Deduction		1,332,560
ASSESSED VALUE		94,780
TOTAL EXEMPTION VALUE	24	94,780
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,427,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,431,890

5 YR PRCL CH, N/C
CORR TRAV, PU DIMENS XFOB LN 1
5 YR PRCL CH, PU FNDN, CHG FLOOR & RMS, PU
CORR. EXEMPT CODE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010539	MECH	0	07/01/2010
019500	N/A	0	01/24/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0743/0565	2/01/2008	WD	Q	I		225,000
GRANTOR: AMERICAN BANKING COMP						
GRANTEE: PANACEA AREA WATERS						
0669/0421	8/04/2006	WD	Q	I	01	100
GRANTOR: THE CITIZENS BANK OF						
GRANTEE: AMERICAN BANKING CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W18 PTO=[YR=1995] E8 N6 W8 S6$ W6 S22
CAN=[YR=1995] N18 W24 S18 E24$ S9 E24 FOP=[YR=1995] W24 S10
E24 N10$ N31$.

EXTRA FEATURES

LN	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	0250	ASPHALT AV	0	0	0	0	9,906.00	SF	2.00	2.00	100	1995	1995	3	20	3,962	
2	0211	CONCRETE W	0	0	117	4	468.00	SF	6.00	6.00	100	1995	1995	3	20	562	

LAND DESCRIPTION

TOTAL OB/XF 4,524

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	009120	C	WATER WRKS	0		C2	0.00	0.00	135.00	FF		1.00	1.00	1.00	10,000.00	10,000.00	1,350,000							

REVIEW DATE 11/04/2021 BY JSJS Total Acres: 0.74 Total Land Value: 1,350,000 Market: 0 Agricultural: 0 Common: 1,350,000 PRINTED 06/03/2026 BY SYS