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**

## BUILDING CHARACTERISTICS

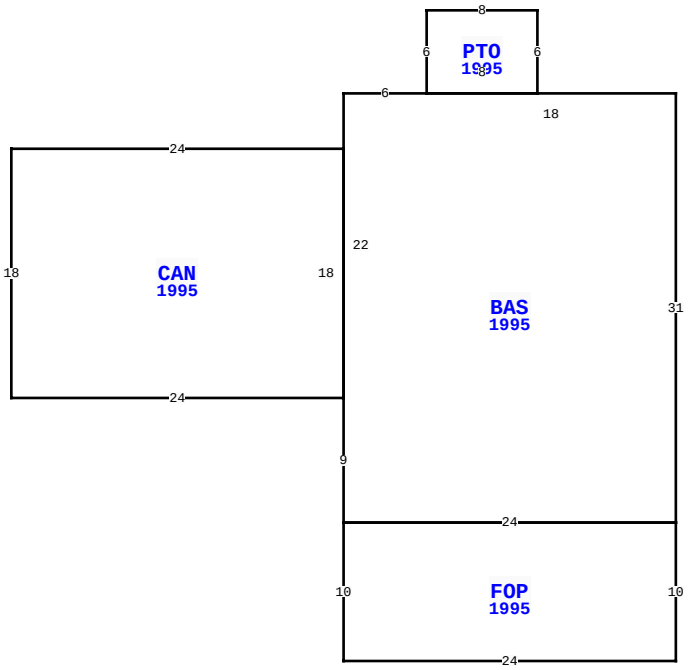
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 02 | CONCR SLAB 100 |
| Frame | 03 | MASONRY 100 |
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| 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 | |

## 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 | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

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$.

## 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 04/01/2026 BY SYS