ALLENS ADDITION BLOCK B
LOT 9 OR 15 P 675
OR 89 P 705 OR 410 P 340

KNEAREM JOHN WILLIAM/KNEAREM TRACY DIANE
28 PINEY ST
PANACEA, FL 32346

2024

24-5S-02W-045-03012-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

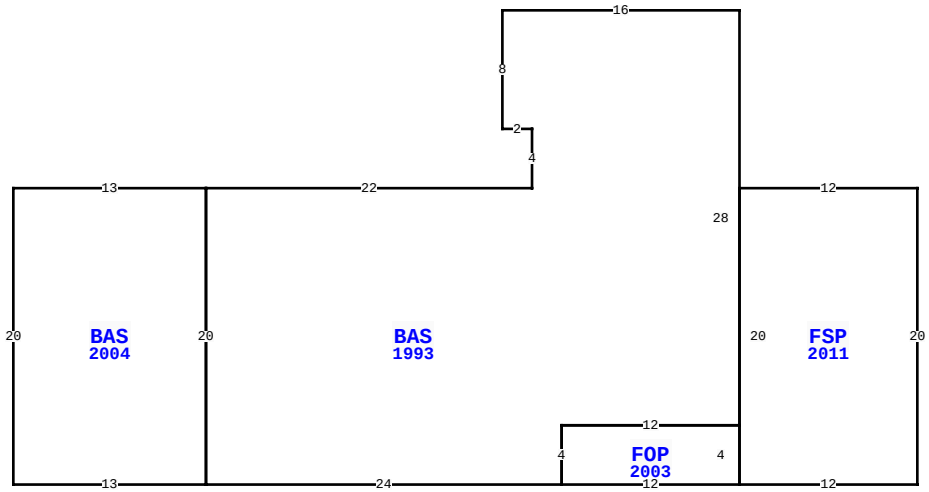
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	03	MASONRY 100
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	08	WD ON PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	01	MINIMUM 80
Interior Wall	05	DRYWALL 20
Interior Floo	08	SHT VINYL 100
Ceiling	08	8 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	4	MKT AREA 04
NEIGHBORHOOD/LOC	45.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	856	100	1993	856	73,956
BAS	260	100	2004	260	22,464
FOP	48	30	2003	14	1,210
FSP	240	55	2011	132	11,404
TOTALS	1,404			1,262	109,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,262	98.8500	93.91	118,514	1955	2015	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2024 Heated Area: 1116 HX Base Yr 2024



28 PINEY ST, PANACEA

BLD DATE	11/29/2018	MMSS	LGL DATE		
XF DATE	11/29/2018	MMSS	LAND DATE	11/29/2018	MMSS
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		109,033
TOTAL MARKET OB/XF VALUE		11,086
TOTAL LAND VALUE - MARKET		12,625
TOTAL MARKET VALUE		132,744
SOH/AGL Deduction		0
ASSESSED VALUE		132,744
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,744
TOTAL JUST VALUE		132,744
NCON VALUE		10,896
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		45,791

INCR EYB 1966-1970 ROOF OVER B23-315 CC 4/19/2023
5 YR CK 5-23-23 MM PU 5 XFOB., HAC, CH EYB FR 1955
MAILING ADDR UPDATED PER ADDR CHANGE NOTICE
2022 TRIM RETURNED TO SENDER - UTF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000315	ROOF-OVER CC	0	04/17/2023
20000283	ELECT	0	03/27/2020
20000279	PLUMB-CO	0	03/25/2020
20000130	MECH	0	02/12/2020
20000029	WINDOWS-CC	0	01/31/2020
29848	REROOF	0	02/18/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1301/0609	2/16/2023	WD	Q	I	01	182,500
GRANTOR: HORN MORTON M & CARTE						
GRANTEE: KNEAREM JOHN WILLIA						
1133/0881	12/04/2019	WD	Q	I	01	35,000
GRANTOR: MEADOWS RALPH EDWIN						
GRANTEE: HORN MORTON M & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S8 E2 S4 W22 S20 BAS=[YR=2004] N20 W13 S20 E13$ E24 N4 E12 FOP=[YR=2003] W12 S4 E12 FSP=[YR=2011] E12 N20 W12 S20$ N4$ N28$.

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	0630	METAL UTL	0	100	17	7	119.00	SF	8.00	8.00	100	1980	1980	3	20	190	
3	0080	4' CHAINLI	0	100	0	0	140.00	LF	13.00	13.00	100	2024	2023		100	1,820	
4	0080	4' CHAINLI	0	100	0	0	86.00	LF	13.00	13.00	100	2024	2023		100	1,118	
5	0051	CARPORT UN	0	100	24	12	288.00	SF	12.00	12.00	100	2024	2023		98	3,387	
6	0051	CARPORT UN	0	100	23	14	322.00	SF	12.00	12.00	100	2024	2023		98	3,787	
7	0630	METAL UTL	0	100	7	14	98.00	SF	8.00	8.00	100	2024	2023		100	784	

LAND DESCRIPTION

TOTAL OB/XF 11,086

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	000100	C	SFR	100		R1	73.00	158.00	1.00	LT		1.00	1.00	1.00	12,625.00	12,625.00	12,625							

REVIEW DATE 05/23/2023 BY MM Total Acres: 0.26 Total Land Value: 12,625 Market: 0 Agricultural: 0 Common: 12,625 PRINTED 06/03/2026 BY SYS