PANACEA MINERAL SPRINGS #1
BLOCK 1 LOTS 33 & 37
DB 5 (PLAT) DB 24 P 15

PORT CITY REAL ESTATE LLC
1753 PELHAM HWY
CLIMAX, GA 39834

2024

24-5S-02W-057-03076-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM	4	MKT AREA	04
NEIGHBORHOOD/LOC	57.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

COASTAL HWY, PANACEA

BLD DATE	12/19/2018	MMTP	LGL DATE	12/19/2018 MMTP
XF DATE			LAND DATE	
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,050
TOTAL MARKET VALUE	25,050
SOH/AGL Deduction	0
ASSESSED VALUE	25,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,050
TOTAL JUST VALUE	25,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,050

MM 2022 5 YR CK NC
5 YR PRCL CK N/C
5 YR PRCL CK N/C
LAND REVAL PER 2010 SALES STUDY (JB/HC)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1139/0223	1/17/2020	WD	U	V	30	100
GRANTOR: PORT CITY TIMBER LLC						
GRANTEE: PORT CITY REAL ESTA						
1053/0391	11/07/2017	WD	U	V	11	100
GRANTOR: HARRELL WILLIAM CUY S						
GRANTEE: PORT CITY TIMBER LL						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	VAC COMMERCI	0		C2	62.00	150.00	62.00	FF		1.00	1.00	1.00	275.00	275.00	17,050							
2	001000	C	VAC COMMERCI	0		C2	62.00	150.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 11/15/2022 BY MMLA Total Acres: 0.43 Total Land Value: 25,050 Market: 0 Agricultural: 0 Common: 25,050 PRINTED 05/27/2026 BY SYS