PANACEA MINERAL SPRINGS
1ST UNIT BLOCK 3
N 1/2 OF LOT 6 & N 1/2 OF 5

ROMANOWSKI DOUGLAS/MARKO VICKI
575 ROUNSAVILLE RD
ROSWELL, GA 30076

2024

24-5S-02W-057-03086-003

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

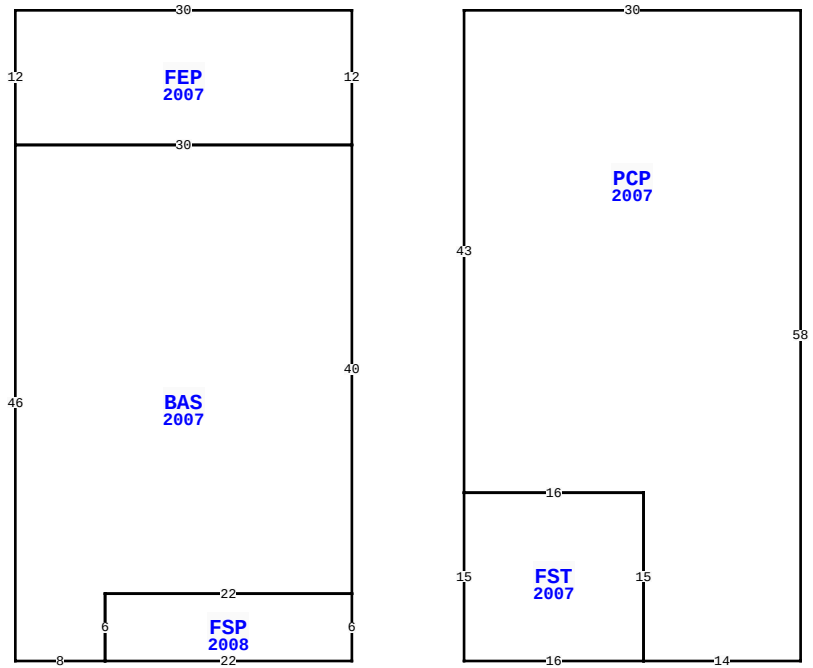
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 50
Interior Floo	12	HARDWOOD 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
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	57.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2007	1,248	151,614
FEP	360	80	2007	288	34,988
FSP	132	55	2008	73	8,869
FST	240	55	2007	132	16,037
PCP	1,500	10	2007	150	18,223
TOTALS	3,480			1,891	229,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,891	139.0000	132.05	249,707	2007	2015	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2022 Heated Area: 1536 HX Base Yr 2022



BLD DATE	12/17/2018 MMTP	LGL DATE	
XF DATE	12/17/2018 MMTP	LAND DATE	12/17/2018 MMTP
INC DATE		AG DATE	

3 QUIET COVE TRL, PANACEA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		229,730
TOTAL MARKET OB/XF VALUE		629
TOTAL LAND VALUE - MARKET		4,000
TOTAL MARKET VALUE		234,359
SOH/AGL Deduction		19,041
ASSESSED VALUE		215,318
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,318
TOTAL JUST VALUE		234,359
NCON VALUE		605
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,254

MM 5 YR CK 7/14/23 - PU XFOB.
REMOVED DUPLICATED NAME.
2015 B/C NEW ENERGY EFF WINDOWS CC 5/11/22
MM PRMT CK - CHG FLOOR, ADJUST EYB 2011 TO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000877	HVAC CHANGE OUT		07/20/2023
OB21-000648	WINDOWS 17	0	01/25/2022
OB21-000500	REROOF SHINGLES-C	0	09/22/2021
16000787	MECH-CO	0	08/09/2016
20051105	SFD-CO	0	07/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0155	3/04/2024	WD	Q	I	01	354,000
GRANTOR: RAMHOFER ROBERT						
GRANTEE: ROMANOWSKI DOUGLAS						
1166/0636	8/21/2020	WD	Q	I	01	215,000
GRANTOR: STOCKER ERIC & MICHEL						
GRANTEE: RAMHOFER ROBERT & K						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2007] W30 S12 E30 BAS=[YR=2007] W30 S46 E8 N6 E22
FSP=[YR=2008] W22 S6 E22 PTR=E10 FST=[YR=2007] E16 N15 W16
PCP=[YR=2007] E16 S15 E14 N58 W30 S43$ S15$ W10$ N6$ N40$
N12$.

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	0940	OPEN SHED	0	100	5	4	20.00	SF	4.00	4.00	100	2007	2007	3	30	24	
5	0210	CONCRETE D	0	100	24	14	336.00	SF	6.00	6.00	100	2024	2007	AV	30	605	

LAND DESCRIPTION

TOTAL OB/XF 629

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	4,000.00	4,000.00	4,000							

REVIEW DATE 07/14/2023 BY MMLA Total Acres: 0.00 Total Land Value: 4,000 Market: 0 Agricultural: 0 Common: 4,000 PRINTED 05/27/2026 BY SYS