

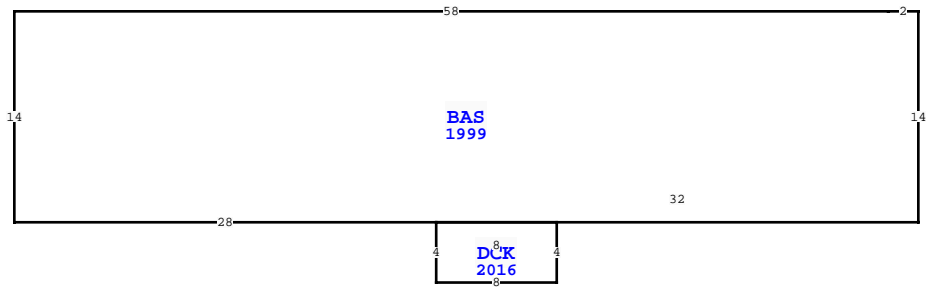
OTTER LAKE ROAD ESTATES
 BLOCK B LOT 7 OR 49 P 899
 OR 58 P 569 OR 332 P 251

NICHOLS FRED
 2 LAKE ESSAY DR
 PANACEA, FL 32346

2024

24-5S-02W-161-02974-B07


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	02	WINDOW	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0200	MOBILE HOME	
MAP NUM	4	MKT AREA	04
NEIGHBORHOOD/LOC	161.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	1999
DCK	32	10	2016
TOTALS	872		

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
1	MOBILE HOM	0%	0		48,388	1988	1988	0	0	55.00	45.00	Heated Area: 840 HX Base Yr																
																												
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>07/10/2018</th> <th>MMLC</th> <th>LGL DATE</th> <th></th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>07/10/2018</td> <td>MMLC</td> <td>LAND DATE</td> <td>02/25/2013 JBHC</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </tbody> </table>														BLD DATE	07/10/2018	MMLC	LGL DATE		XF DATE	07/10/2018	MMLC	LAND DATE	02/25/2013 JBHC	INC DATE			AG DATE	
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INC DATE			AG DATE																									

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				21,775	
TOTAL MARKET OB/XF VALUE				275	
TOTAL LAND VALUE - MARKET				10,000	
TOTAL MARKET VALUE				32,050	
SOH/AGL Deduction				14,033	
ASSESSED VALUE				18,017	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				18,017	
TOTAL JUST VALUE				32,050	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				28,098	
5 YR CK 7-13-23 MM PU 0060 XFOB AND DEMO DCK					
5 YR PRCL CK, CHG RCVR & AC, PU NEW TRAV					
LAVERNE L FRANZEN DOD 9-16-2016 OR 1016 P 223					
LN 2-6					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
024902	MECH	0	03/29/1999		
024665	DCK	0	02/08/1999		
023984	MH	0	08/21/1998		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1048/0152	8/19/2017	QC	U	I	11	0
GRANTOR: NICHOLS STACY						
GRANTEE: NICHOLS FRED M						
1016/0224	10/27/2016	WD	U	I	40	31,000
GRANTOR: FRANZEN EDITH						
GRANTEE: NICHOLS FRED & STAC						

EXTRA FEATURES														45 FRANCIS AVE, PANACEA	
L N	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	0211	CONCRETE W	0	0	34	5		6.00	100	2006	2006	3	27	275	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1999;ORIG=0,0] W2 W58 S14 E28 E32 N14 \$			
DCK=[YR=2016;ORIG=-32,14] S4 E8 N4 W8 \$			

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000201	C	MH	0			100.00	200.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							