



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Heating Type	03	FORCED AIR	100
Air Condition	02	WINDOW	100
Bedrooms		2	100
Bathrooms		1	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	04
NEIGHBORHOOD/LOC	161.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	552	100	1993
BAS	280	100	1996
DCK	18	10	2016
FSP	264	55	2010
TOTALS	1,114		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 0		72.68	71,154	1972	1978	0	0	56.25	43.75
Heated Area: 832 HX Base Yr											
BLD DATE 07/09/2018 MMLC LGL DATE XF DATE 07/12/2018 MMLC LAND DATE 02/25/2013 JBHC INC DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			31,130
TOTAL MARKET OB/XF VALUE			2,479
TOTAL LAND VALUE - MARKET			10,000
TOTAL MARKET VALUE			43,609
SOH/AGL Deduction			26,248
ASSESSED VALUE			17,361
TOTAL EXEMPTION VALUE	HX HB		17,361
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			43,609
NCON VALUE			918
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			43,627
5 YR CK 7-12-23 MM CH BLDG USE CODE TO 0100, +XFO			
LN 8			
5 YR PRCL CK, PU NEW TRAV, DELE XFOB LN4, PU			
TRAV, ADJ EYB SUE TO ADDITION			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
29576	RE-ROOF	0	10/31/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1196/0432	2/25/2021	PR U	I	I	19	100
GRANTOR: RICHARD D FRAZEN PERS						
GRANTEE: FRANZEN RICHARD D						
0655/0868	5/08/2006	WD U	I			30,000
GRANTOR: BYRD WESLEY & PATSY						
GRANTEE: FRANZEN LAVERNE L.						

EXTRA FEATURES																	
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	0620	WOOD UTL B	0	100	8	12	96.00	SF	6.00	6.00	100	2002	2002	3	20	115	
2	0050	CARPORT UN	0	100	18	10	180.00	SF	9.00	9.00	100	1996	1996	3	53	859	
3	0620	WOOD UTL B	0	100	12	12	144.00	SF	6.00	6.00	100	2002	2002	3	20	173	
4	0940	OPEN SHED	0	100	11	24	264.00	SF	4.00	4.00	100	2002	2002	3	20	211	
5	0080	4' CHAINLI	0	100	0	0	18.00	LF	13.00	13.00	100	2000	2000	3	20	47	
6	0955	PRIVACY FE	0	100	0	0	96.00	LF	15.00	15.00	100	1996	1996	3	0	0	
7	0940	OPEN SHED	0	100	9	6	54.00	SF	4.00	4.00	100	2016	2016	3	72	156	
9	0210	CONCRETE D	0	100	18	10	180.00	SF	6.00	6.00	100	2024	2019		85	918	

BUILDING NOTES														
103 FRANCIS AVE, PANACEA														
BLD DATE 07/09/2018 MMLC LGL DATE XF DATE 07/12/2018 MMLC LAND DATE 02/25/2013 JBHC INC DATE														

BUILDING DIMENSIONS														
FSP=[YR=2010] W5 DCK=[YR=2016] E3 N6 W3 S6 \$ W1 BAS=[YR=1996] W22 N8 W16 S12 E38 N4\$ S16 BAS=[YR=1993] N12 W46 S12 E46\$ W22 S6 E28 N22\$.														

LAND DESCRIPTION																								
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	000100	C	SFR	100			100.00	200.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

TOTAL OB/XF														
2,479														