25-5S-2W P-1-1-M-54
IN S1/2 OF SEC 25
OR 69 P 447 OR 111 P.706

HEARD CLAY W
P O BOX 41
PANACEA, FL 32346

2024

25-5S-02W-000-03234-001

BUILDING CHARACTERISTICS

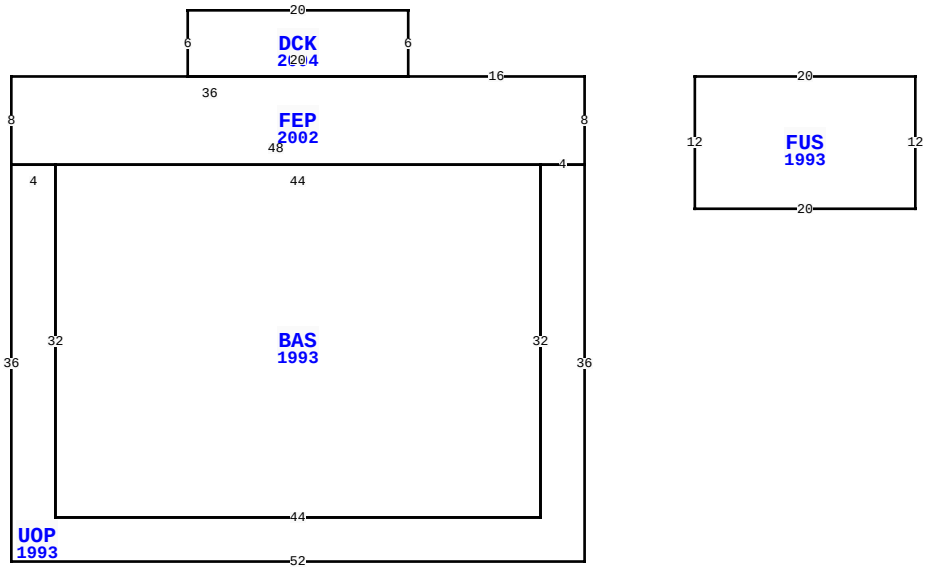
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	4	MKT AREA 04
NEIGHBORHOOD/LOC	135.00	1.40/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1993	1,408	162,401
DCK	120	10	2004	12	1,384
FEP	416	80	2002	333	38,409
FUS	240	100	1993	240	27,682
UOP	464	20	1993	93	10,727
TOTALS	2,648			2,086	240,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,086	131.4000	174.76	364,549	1989	1989	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2016 Heated Area: 1981 HX Base Yr 2016



228 LEVY BAY RD, PANACEA

BLD DATE	01/16/2019	MMAK	LGL DATE	01/16/2019	MMAK
XF DATE	09/03/2013	MMAK	LAND DATE		
INC DATE			AG DATE		

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	0211	CONCRETE W	0	100	44	44	1,936.00	SF	6.00	6.00	100	1989	1989	3	20	2,323	
2	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1989	1989	3	46	874	
3	0060	DECK WOOD	0	100	0	0	437.00	SF	5.00	5.00	100	2001	2001	3	20	437	
4	0060	DECK WOOD	0	100	0	0	745.00	SF	5.00	5.00	100	2004	2004	3	20	745	
5	0620	WOOD UTL B	0	100	18	10	180.00	SF	6.00	6.00	100	2004	2004	3	23	248	
6	0375	WOOD WALK	0	100	147	4	588.00	SF	15.00	15.00	100	2001	2001	3	20	1,764	
7	0375	WOOD WALK	0	100	167	3	501.00	SF	15.00	15.00	100	2000	2000	3	20	1,503	
8	0211	CONCRETE W	0	100	20	3	60.00	SF	6.00	6.00	100	1989	1989	3	20	72	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		240,602
TOTAL MARKET OB/XF VALUE		7,966
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		323,568
SOH/AGL Deduction		30,768
ASSESSED VALUE		292,800
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		242,800
TOTAL JUST VALUE		323,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,375

XFOB LN 9

5 YR PRCL CH, CHG BDRM & DIM XFOB LN 6, DEL

ADD CHG PER OWNR VIA OFC

2017 QUESTIONNIARE RETURNED COMPLETE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010221	RE-ROOF	0	04/06/2010
32396	REMODE	0	09/17/2004
30805	WINDOWS	0	09/25/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0972/0812	6/15/2015	WD	Q	I	01	370,000
GRANTOR: NELSON CAROL & MCEWAN						
GRANTEE: HEARD CLAY W						
0458/0006	9/23/2002	WD	U	I		100
GRANTOR: MCKAYE						
GRANTEE: NELSON						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2002] W16 DCK=[YR=2004] N6 W20 S6 E20$ W36 S8 E48 UOP=[YR=1993] S32 W44 N32 W4 S36 E52 N36 W4$ BAS=[YR=1993] W44 S32 E44 N32$ E4 N8 $ PTR=E10 FUS=[YR=1993] S12 E20 N12 W20$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 7,966

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	000121	C	SFR BAY	100		RR1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/16/2019 BY MMAK Total Acres: 1.80 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 06/10/2026 BY SYS