25-5S-2W P-1-3-M-54
LYING IN NW COR OF SEC 25
OR 77 P 919 OR 123 P 10

PANACEA BAY LLC
5008 VELDA DAIRY RD
TALLAHASSEE, FL 32309

2024

25-5S-02W-000-03234-003

BUILDING CHARACTERISTICS

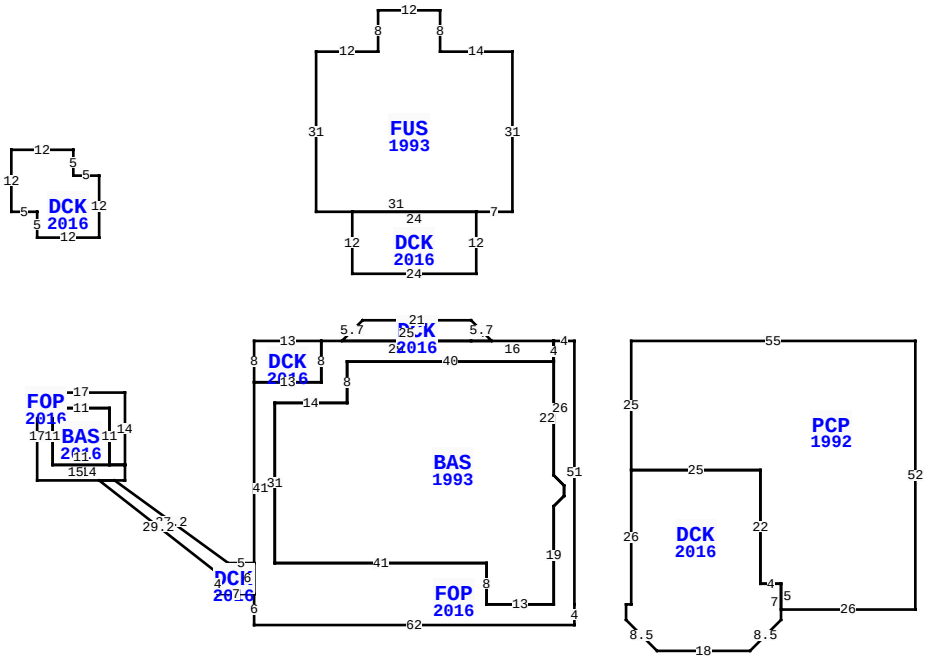
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		3.5 100
Story Height		0 100
Stories	2.	2. 100
Fireplace	01	FIREPLACE 100
Units		0 100
Quality	04	ABOVE 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	2,106	100	1993	2,106	371,497
BAS	121	100	2016	121	21,344
DCK	100	10	2016	10	1,764
DCK	104	10	2016	10	1,764
DCK	105	10	2016	10	1,764
DCK	239	10	2016	24	4,233
DCK	288	10	2016	29	5,116
DCK	900	10	2016	90	15,876
FOP	168	30	2016	50	8,820
FOP	1,200	30	2016	360	63,503
TOTALS	8,770			4,300	758,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,300	172.2500	229.09	985,087	1992	2000	0	0	0	23.00	77.00

1 SINGLE FAM 0% - 0 Heated Area: 3501 HX Base Yr



** This building has 12 Sub-Areas

252 LEVY BAY RD, PANACEA

BLD DATE	06/05/2019	MMAK	LGL DATE		
XF DATE	06/05/2019	MMAK	LAND DATE	06/05/2019	MMAK
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	758,517
TOTAL MARKET OB/XF VALUE	17,460
TOTAL LAND VALUE - MARKET	112,500
TOTAL MARKET VALUE	888,477
SOH/AGL Deduction	63,308
ASSESSED VALUE	825,169
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	825,169
TOTAL JUST VALUE	888,477
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	889,382

MM PERMIT CK - SOLAR PANELS CC 12/2022

CC 9/16/2022

MM PERMIT CK - ADD XFOBS; NEW BOATDOCK

5 YR PRCL CH, DEL XFOB LN 5-7

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000188	SOLAR PANELS-CC	0	10/19/2022
22000932	REBLDG DOCK-CC	0	09/15/2022
16000191	BLDG-CO	0	03/17/2016
16000080	BLDG-CO	0	02/16/2016
15001156	BLDG-CO	0	12/22/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1213/0103	6/03/2021	WD	Q	I	01	835,000
GRANTOR: WATKINS MICHAEL ANTHO						
GRANTEE: PANACEA BAY, LLC						
1073/0386	5/11/2018	WD	Q	I	01	651,500
GRANTOR: DUNOSKY MICHAEL						
GRANTEE: WATKINS MICHAEL ANT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W4 S26 D2 R2 S2 D2 L2 S19 W13 N8 W41 N31 E14 N8 E40 BAS=[YR=1993] W40 S8 W14 S31 E41 S8 E13 N19 U2 R2 N2 U2 L2 N22$ N4 W16 DCK=[YR=2016] E4 U4 L4 W21 L4 D4 E25$ W29 S8 W13 DCK=[YR=2016] E13 N8 W13 PTR=N25 E12 FUS=[YR=1993] E31 DCK=[YR=2016] W24 S12 E24 N12$ E7 N31 W14 N8 W12 S8 W12 S31$ W12 S25$ S8$ S41 DCK=[YR=2016] N6 W5 U16 L22 FOP=[YR=2016] E2 N3 W14 N11 E11 BAS=[YR=2016] W11 S11 E11 N11$ S11 E3 N14 W17 PTR=N30 DCK=[YR=2016] E12 N12 W5 N5 W12 S12 E5 S5$ S30$ S17 E15$ W3 D18 R23 S4 E7$ S6 E62 N4 PTR=E10 DCK=[YR=2016] S3 D6 R6 E18 R6 U6 N7 W4 N22 W25 PCP=[YR=1992] E25 S22 E4 S5 E26 N52 W55 S25$ S26 W1$ W10$ N51$.

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	0620	WOOD UTL B	0	0	12	16	192.00	SF	6.00	6.00	100	1992	1992	3	20	230	
3	0210	CONCRETE D	0	0	72	17	1,224.00	SF	6.00	6.00	100	2005	2005	3	24	1,763	
4	0211	CONCRETE W	0	0	0	0	256.00	SF	6.00	6.00	100	2016	2016	3	72	1,106	
5	0375	WOOD WALK	0	0	0	0	571.00	SF	15.00	15.00	100	2022	2022	3	97	8,308	
6	0360	BOATDOCK F	0	0	16	10	160.00	SF	15.00	15.00	100	2022	2022	3	97	2,328	
7	0371	FLOATING D	0	0	16	12	192.00	SF	20.00	20.00	100	2022	2022	3	97	3,725	
8	1450	SOLAR PANE	0	0	0	0	26.00	UT	0.00	0.00	100	2022	2022	3	97	0	

LAND DESCRIPTION

TOTAL OB/XF 17,460

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	0		RR1	0.00	0.00	1.00	UT		1.00	1.00	1.50	75,000.00	112,500.00	112,500							

REVIEW DATE 03/16/2023 BY MMLH Total Acres: 3.42 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 04/01/2026 BY SYS