

25-5S-02W P-5-1-M-54
 PARCEL IN NE 1/4 OF SEC 25
 INCUCDES SOUTH 45 FT OF LOT 22

BACKWOOD BISTRO LLC
 43 WOOD STORK DR
 PANACEA, FL 32346

2024

25-5S-02W-000-03237-001



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	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	11	CLAY TILE	30		
Ceiling	01	FIN.SUSPD	100		
Heating Type	09	ENG F AIR	100		
Air Condition	06	ENG CENTRL	100		
Fixtures			8 100		
Story Height			0 100		
RMS			5 100		
Stories	1.	1.	100		
Class	00	N/A	100		
Units			0 100		
Quality	03	AVERAGE			
DOR CODE	2100	RESTAURANTS/CAFE			
MAP NUM	4	MKT AREA		04	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,810	100	1993	6,810	350,689
DCK	3,474	10	1993	347	17,869
TOTALS	10,284			7,157	368,558

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	RESTAURANT	0%	0		585,013	1989	2000	0	0	37.00	63.00	Heated Area: 6810 HX Base Yr	
EXTRA FEATURES				107 MISSISSIPPI AVE, PANACEA									
				BLD DATE	01/25/2019	MMSS	LGL DATE						
				XF DATE	01/25/2019	MMSS	LAND DATE	01/25/2019 MMSS					
				INC DATE									

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				368,558		
TOTAL MARKET OB/XF VALUE				15,614		
TOTAL LAND VALUE - MARKET				307,550		
TOTAL MARKET VALUE				691,722		
SOH/AGL Deduction				26,666		
ASSESSED VALUE				665,056		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				665,056		
TOTAL JUST VALUE				691,722		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				703,199		
2024 TRIM RTS - MAIL ADDR UPDATED TO BUSINESS OWNE						
CC 02/03/2023 - NO CHANGES						
MM PERMIT CK - NEW KITCHEN HOOD & FANS						
5 YR PRCL CK, N/C						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B24-000633	INSTALL 6 BOAT LI		07/12/2024			
21001183	INTERIOR RENO-CC	0	12/15/2021			
21000859	MECH	0	08/27/2021			
20000601	ELECTRICAL	0	06/30/2020			
2009232	REROOF	0	03/20/2009			
200985	REMV FLR/COOLER-E	0	01/29/2009			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1218/0513	7/01/2021	WD	Q	I	01	650,000
GRANTOR: RYE DARRELL						
GRANTEE: BACKWOOD BISTRO LLC						
0782/0104	12/17/2008	WD	Q	I	01	277,800
GRANTOR: CITIZENS BANK						
GRANTEE: RYE DARRELL						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] 6810 \$ DCK=[YR=1993] 3474\$.						

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	0100	6" CHAINLI	0	0	0	0	1,220.00	LF	19.00	19.00	100	2003	2003	3	21	4,868	
2	0210	CONCRETE D	0	0	0	0	6,810.00	SF	6.00	6.00	100	1989	1989	3	20	8,172	
3	0375	WOOD WALK	0	0	143	6	858.00	SF	15.00	15.00	100	1989	1989	3	20	2,574	
TOTAL OB/XF 15,614																	

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	002100	C	RESTAURANT	0		C3	0.00	0.00	178.00	FF		1.00	1.00	1.00	1,475.00	1,475.00	262,550								
2	001010	C	COMM ACRGE	0		C2	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000								