

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	03	CONCR STEM 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	13	GALVALUM 100			
Interior Wall	05	DRYWALL 80			
Interior Wall	06	CUST PANEL 20			
Interior Floor	12	HARDWOOD 90			
Interior Floor	11	CLAY TILE 10			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		3 100			
Bathrooms		2 100			
Story Height		0 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
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	2,393	100	1963	2,393	163,136
BAS	429	100	2011	429	29,246
FCP	546	25	1963	136	9,271
FOP	133	30	2010	40	2,727
FSP	180	55	1993	99	6,749
FST	100	55	1993	55	3,749
TOTALS	3,781			3,152	214,878

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,152	119.6000	113.62	358,130	1963	1983		0	0	40.00 60.00
1 SINGLE FAM 0% - 0 Heated Area: 2822 HX Base Yr											

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY			STANDARD	
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			214,878	
TOTAL MARKET OB/XF VALUE			3,793	
TOTAL LAND VALUE - MARKET			10,000	
TOTAL MARKET VALUE			228,671	
SOH/AGL Deduction			0	
ASSESSED VALUE			228,671	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			228,671	
TOTAL JUST VALUE			228,671	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			265,503	
MM 5 YR CK 7/14/23, CH QUAL.				
MM 5YR CK NC				
5 YR PRCL, DBL PRINT N/C				
5 YR PRCL CK, DEL XFOB LN 7				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
18001368	ELECTRIC	0	12/11/2018	
16000322	ELEC	0	04/05/2016	
2014747	MECH	0	09/11/2014	
2011414	REMODEL	0	06/22/2011	
32410	ELECT	0	09/21/2004	
29420	REROOF	0	09/11/2002	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
0853/0418	5/27/2011	WD U	I 12	1,035,800
GRANTOR: WAKULLA BANK / FDIC				
GRANTEE: ROCK LANDING MARINA				
0834/0402	8/18/2010	WD U	I 12	1,300,000
GRANTOR: NICHOLS J DONALD & PA				
GRANTEE: WAKULLA BANK				

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	0210	CONCRETE D	0	0 70	16	SF	6.00	6.00	100	2011	2011	3	47	3,158	
2	0211	CONCRETE W	0	0 75	3	SF	6.00	6.00	100	2011	2011	3	47	635	

91 ROCK LANDING RD, PANACEA				BLD DATE	05/03/2018	MMSS	LGL DATE	
				XF DATE	05/03/2018	MMSS	LAND DATE	05/03/2018
				INC DATE			AG DATE	

BUILDING NOTES			

BUILDING DIMENSIONS			
FST=[YR=1993] W10 S10 E10 FSP=[YR=1993] W10 N10 W4 S20 E14			
FCP=[YR=1963] W14 S39 FOP=[YR=2010] N7 W19 S7 BAS=[YR=1963]			
N7 E19 N52 W21 S20 W33 S39 BAS=[YR=2011] N39 W11 S39 E11\$			
E35\$ E19\$ E14 N39\$ N10\$ N10\$.			

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	000100	C	SFR	0		C3	0.00	0.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							