25-5S-2W P-16-M-54
PARCEL OF LAND 50 X 150 FT
OR 31 P 713

ROCK LANDING MARINA LLC
12737 FORREST DR
EDINBORO, PA 16412

2024

25-5S-02W-000-03248-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2050	MARINA OPS	
MAP NUM	4	MKT AREA	01
NEIGHBORHOOD/LOC	140.00	0.30/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

ROCK LANDING RD, PANACEA

BLD DATE		LGL DATE	
XF DATE	06/30/2008 MMSR	LAND DATE	01/18/2019 MMSS
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	25,000
SOH/AGL Deduction	23,790
ASSESSED VALUE	1,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,210
TOTAL JUST VALUE	25,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,000

PRCL:0:1: BOAT STORAGE PICKED UP ON ADJACENT PARCE

5 YR PRCL CK, N/C

5 YR PRCL CK, N/C

R10020-CORRECT OWNER PER OR452 P537 OR834P402

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0853/0418	5/27/2011	WD	U	V	12	1,035,800
GRANTOR: WAKULLA BANK / FDIC						
GRANTEE: ROCK LANDING MARINA						
0834/0402	8/18/2010	WD	U	V	12	1,300,000
GRANTOR: NICHOLS J DONALD & PA						
GRANTEE: WAKULLA BANK						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	002050	C	MARINA OPS	0		C3	50.00	150.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 01/18/2019 BY MMSS Total Acres: 0.17 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 06/17/2026 BY SYS