

AQUA DE VIDA BLOCK C  
 LOTS 2, 3 & 4 LESS S 30 FEET  
 OF LOT 2 OR 74 P 783

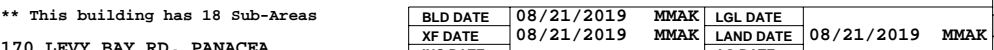
FANTANA HOLDINGS LLC/GREGORY SCOTT H JR  
 49 ATLANTA ST  
 MARIETTA, GA 30060

**2024**

25-5S-02W-046-03311-000  


ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,531	148.4600	197.45	499,746	1986	2020	0	0	0	3.75 96.25
1 SINGLE FAM 0% - 0 Heated Area: 2005 HX Base Yr											



\*\* This building has 18 Sub-Areas  
 170 LEVY BAY RD, PANACEA

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			481,006
TOTAL MARKET OB/XF VALUE			70,123
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			671,129
SOH/AGL Deduction			0
ASSESSED VALUE			671,129
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			671,129
TOTAL JUST VALUE			671,129
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			680,675
5 YR PRCL CH, N/C			
5 YR PRCL CH PER PRMT, N/C			
5 YR PRCL CH, N/C			
OUTSIDE BLDG (XFOB LN 1), PU XFOB LN 15-19			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001358	REPLACE DOCK	0	01/02/2019
16001098	DECK	0	11/01/2016
16000753	REMODEL	0	08/01/2016
15001020	DECK-CO	0	11/03/2015
15000976	MECH	0	10/21/2015
15000955	GAS	0	10/14/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1188/0143	1/08/2021	TR	Q	I	01	780,000
GRANTOR: MCMULLEN RICHARD D AS						
GRANTEE: FANTANA HOLDINGS LL						
1009/0143	8/04/2016	QC	U	I	11	100
GRANTOR: MCMULLEN RICHARD D						
GRANTEE: MCMULLEN RICHARD D						

QUALITY	CD	ABOVE AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA			
NEIGHBORHOOD/LOC	135.00	1.40/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	1993	450	85,521
BAS	451	100	1993	451	85,711
BAS	60	100	2004	60	11,403
BAS	204	100	2005	204	38,770
DCK	30	10	1995	3	570
DCK	52	10	1995	5	950
DCK	42	10	2015	4	760
DCK	77	10	2015	8	1,521
DCK	1,291	10	2015	129	24,516
FOP	240	30	1993	72	13,683
TOTALS	7,447			2,531	481,006

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	0002	BATH ROOM	0	0	12	7	84.00	SF	25.00	100	1980	1980	3	20	420	
2	0140	FIRE PLACE	0	0	0	0	1.00	UT	1,900.00	100	1987	1987	3	44	836	
3	0020	BARN, FRAME	0	0	30	25	750.00	SF	12.00	100	2004	2004	3	23	2,070	
4	0350	BOATDOCK A	0	0	17	7	119.00	SF	26.40	100	1998	1998	GD	20	628	
5	0350	BOATDOCK A	0	0	17	16	272.00	SF	26.40	100	2006	2006	GD	27	1,939	
6	0375	WOOD WALK	0	0	205	4	820.00	SF	15.00	100	1998	1998	3	20	2,460	
7	0125	MTL/VYL AC	0	0	0	0	360.00	LF	19.00	100	2013	2013	3	57	3,899	
8	0210	CONCRETE D	0	0	429	12	5,148.00	SF	6.00	100	2015	2015	3	67	20,695	
9	0210	CONCRETE D	0	0	0	0	2,239.00	SF	6.00	100	2015	2015	3	67	9,001	
10	0211	CONCRETE W	0	0	22	4	88.00	SF	6.00	100	2015	2015	3	67	354	

TOTAL OB/XF																								
42,302																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		P2	260.00	475.00	2.00	LT		1.00	1.00	0.80	75,000.00	60,000.00	120,000							

REVIEW DATE 08/21/2019 BY MMAK																													
Total Acres: 2.84						Total Land Value: 120,000						Market: 0						Agricultural: 0						Common: 120,000					

