

AQUA DE VIDA BLK R LOTS 8-10  
 OR 68 P 169 OR 85 P 951  
 OR 188 P 656-658 OR 270 P 727

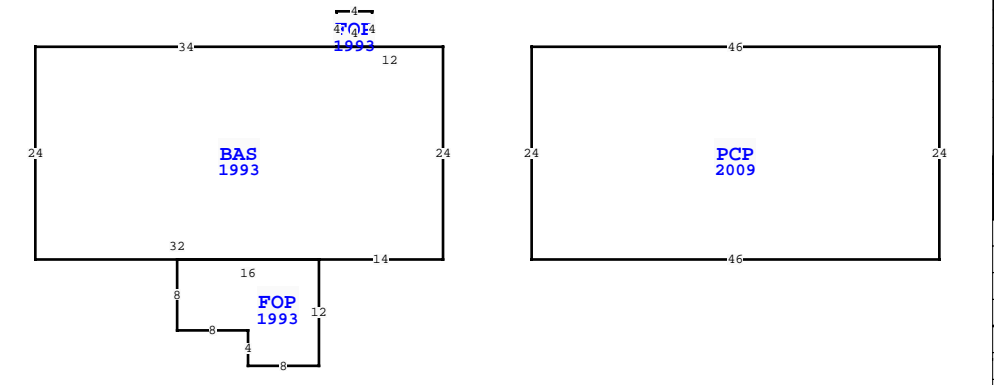
PANACEA PORTFOLIO LLC/  
 C/O JAMES P WALKER, 748 CHARLES PLACE  
 MEMPHIS, TN 38112

**2024**

25-5S-02W-046-03523-008  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	04 PILE WOOD 100
Frame	02 WOOD FRAME 100
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	13 GALVALUM 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 50
Interior Floo	14 CARPET 50
Heating Type	04 AIR DUCTED 100
Air Condition	03 CENTRAL 100
Bedrooms	3 100
Bathrooms	1 100
Story Height	0 100
Stories	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	1,267	102.0000	121.12	153,459	1982	1982	0	0	41.00	59.00		



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		90,541	
TOTAL MARKET OB/XF VALUE		72	
TOTAL LAND VALUE - MARKET		63,125	
TOTAL MARKET VALUE		153,738	
SOH/AGL Deduction		39,625	
ASSESSED VALUE		114,113	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		114,113	
TOTAL JUST VALUE		153,738	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		103,739	
5 YR PRCL CK, N/C			
ADD CHG			
CORR EXW, RCVR, CHG QUAL PER DS			
5 YR PRCL CH, PU FNDN & FRME, PU CORR TRAV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009117	REROOF MTL	0	02/11/2009
30466	ELEC	0	07/01/2003
30382	REMOD	0	06/17/2003

Quality	02 BELOW AVERAGE				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	4 MKT AREA 04				
NEIGHBORHOOD/LOC	46.00 1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	78,892
FOP	16	30	1993	5	358
FOP	160	30	1993	48	3,430
PCP	1,104	10	2009	110	7,861
TOTALS	2,384			1,267	90,541

5 ALAPAHA AVE, PANACEA

BLD DATE	02/06/2019	MMJT	LGL DATE	
XF DATE	02/06/2019	MMJT	LAND DATE	02/06/2019 MMJT
INC DATE			AG DATE	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0270/0728	2/27/1996	WD U	I			48,000
GRANTOR: PANACEA PORTFOLIO LLC						
GRANTEE:						
0188/0658	2/01/1992	WD U	I			36,000
GRANTOR:						
GRANTEE:						

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	0620	WOOD UTL B	0	0	10	6		6.00	100	2002	2002	3	20	72	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W12 FOP=[YR=1993] E4 N4 W4 S4\$ W34 S24 E32 FOP=[YR=1993] W16 S8 E8 S4 E8 N12\$ E14 PTR=E10 PCP=[YR=2009] E46 N24 W46 S24\$ W10\$ N24\$.									

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			60.00	100.00	5.00	LT		1.00	1.00	1.00	12,625.00	12,625.00	63,125							