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

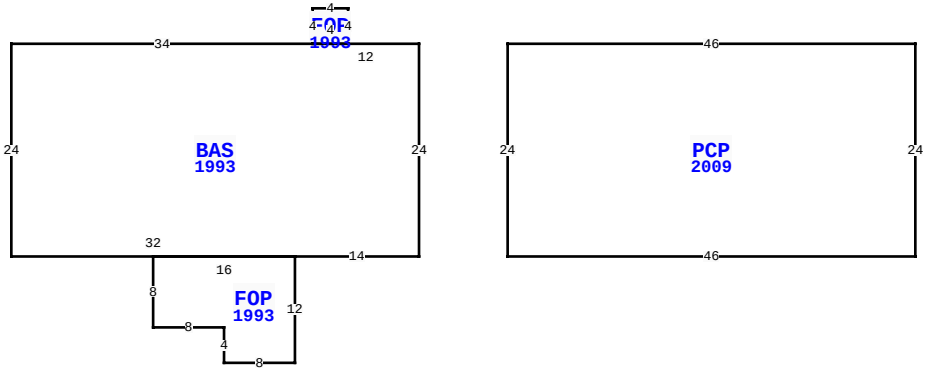
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
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

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	0	41.00	59.00

1 SINGLE FAM 0% - 0 Heated Area: 1104 HX Base Yr



5 ALAPAHA AVE, PANACEA

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

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
1	0620	WOOD UTL B	0	0	10	6	60.00	SF	6.00	6.00	100	2002	2002	3	20	72	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

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

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:						

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 72

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	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							

REVIEW DATE 02/06/2019 BY MMJT Total Acres: 0.14 Total Land Value: 63,125 Market: 0 Agricultural: 0 Common: 63,125 PRINTED 07/01/2026 BY SYS