

AQUA DE VIDA BLK U LOT 16  
 OR 42 P 510 OR 100 P 35  
 OR 204 P 357 OR 223 P 578

NICHOLS FRED M  
 2 LAKE ESSAY DR  
 PANACEA, FL 32346

2024

25-5S-02W-046-03537-000



| ELEMENT          |                  | CD          |      | CONSTRUCTION |                      |
|------------------|------------------|-------------|------|--------------|----------------------|
| Foundation       | 01               | WOOD FRAME  | 100  |              |                      |
| Frame            | 02               | WOOD FRAME  | 100  |              |                      |
| Exterior Wall    | 26               | AL SIDING   | 100  |              |                      |
| Roof Structure   | 01               | FLAT        | 100  |              |                      |
| Roof Cover       | 01               | MINIMUM     | 100  |              |                      |
| Interior Wall    | 05               | DRYWALL     | 100  |              |                      |
| Interior Floor   | 12               | HARDWOOD    | 100  |              |                      |
| Heating Type     | 04               | AIR DUCTED  | 100  |              |                      |
| Air Condition    | 02               | WINDOW      | 100  |              |                      |
| Bedrooms         |                  | 2           | 100  |              |                      |
| Bathrooms        |                  | 1           | 100  |              |                      |
| Stories          | 1.1              | 1.100       |      |              |                      |
| Class            | 00               | N/A         | 100  |              |                      |
| Units            |                  | 0           | 100  |              |                      |
| Quality          | 01               | MINIMUM     |      |              |                      |
| DOR CODE         | 0200             | MOBILE HOME |      |              |                      |
| 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              | 480              | 100         | 1993 | 480          | 9,610                |
| DCK              | 24               | 10          | 2000 | 2            | 40                   |
| DCK              | 32               | 10          | 2000 | 3            | 60                   |
| DCK              | 16               | 10          | 2002 | 2            | 40                   |
| TOTALS           | 552              |             |      | 487          | 9,750                |

| MARKET ADJUSTMENTS   |            |           |             |                |                |      |      |      |      |       |        |                             |  |
|--|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|-----------------------------|--|
| TYPE   | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |                             |  |
| 1  | MOBILE HOM | 0%        | 0           |                | 24,374         | 1964 | 1964 | 0    | 0    | 60.00 | 40.00  | Heated Area: 480 HX Base Yr |  |
|  |            |           |             |                |                |      |      |      |      |       |        |                             |  |
| BLD DATE 02/04/2019 MMJT LGL DATE 02/04/2019 MMJT<br>XF DATE 02/04/2019 MMJT LAND DATE 02/04/2019 MMJT<br>INC DATE AG DATE |            |           |             |                |                |      |      |      |      |       |        |                             |  |

| WAKULLA COUNTY PROPERTY  |             |           |            | PAGE 1 of 1 | 3      |            |
|--|-------------|-----------|------------|-------------|--------|------------|
| VALUATION SUMMARY  |             |           |            |             |        |            |
| VALUATION BY   |             |           |            | STANDARD    |        |            |
| Tax Group: 3   |             |           |            | Tax Dist:   |        |            |
| BUILDING MARKET VALUE  |             |           |            | 9,750       |        |            |
| TOTAL MARKET OB/XF VALUE   |             |           |            | 192         |        |            |
| TOTAL LAND VALUE - MARKET  |             |           |            | 12,625      |        |            |
| TOTAL MARKET VALUE   |             |           |            | 22,567      |        |            |
| SOH/AGL Deduction  |             |           |            | 10,892      |        |            |
| ASSESSED VALUE   |             |           |            | 11,675      |        |            |
| TOTAL EXEMPTION VALUE  |             |           |            | 0           |        |            |
| BASE TAXABLE VALUE   |             |           |            | 11,675      |        |            |
| TOTAL JUST VALUE   |             |           |            | 22,567      |        |            |
| NCON VALUE   |             |           |            | 0           |        |            |
| INCOME VALUE   |             |           |            |             |        |            |
| PREVIOUS YEAR MKT VALUE  |             |           |            | 12,913      |        |            |
| 5 YR PRCL CK, CHG INT AND FLOR.  |             |           |            |             |        |            |
| QUAL   |             |           |            |             |        |            |
| 5 YR PRCL CH, PU FNDN & FRME, CORR EXW, CHG  |             |           |            |             |        |            |
| DEL XFOB LN 1, PU XFOB LN 2  |             |           |            |             |        |            |
| PERMIT NUM   | DESCRIPTION | AMT       | ISSUED     |             |        |            |
| 026280   | ELEC        | 0         | 03/02/2000 |             |        |            |
| 019587   | N/A         | 0         | 04/28/1995 |             |        |            |
| SALES DATA   |             |           |            |             |        |            |
| OFF RECORD Number  | DATE        | TYPE INST | Q / U      | V / I       | RSN CD | SALE PRICE |
| 1048/0151  | 8/19/2017   | QC        | U          | I           | 11     | 0          |
| GRANTOR: NICHOLS STACY   |             |           |            |             |        |            |
| GRANTEE: NICHOLS FRED M  |             |           |            |             |        |            |
| 1004/0107  | 6/29/2016   | WD        | Q          | I           | 01     | 35,000     |
| GRANTOR: FRANZEN LAVERNE L & E   |             |           |            |             |        |            |
| GRANTEE: NICHOLS FRED & STAC   |             |           |            |             |        |            |
| BUILDING NOTES   |             |           |            |             |        |            |
| BUILDING DIMENSIONS  |             |           |            |             |        |            |
| BAS=[YR=1993] W48 S10 E6 DCK=[YR=2000] S4 E6 N4 W6\$ E24<br>DCK=[YR=2002] S4 E4 N4 DCK=[YR=2000] S4 E8 N4 W8\$ W4\$ E18 N10\$. |             |           |            |             |        |            |

| 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 | 16 | 10    |    |       | 6.00           | 100       | 1994    | 1994        | 3 | 20     | 192             |       |

| 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                | 000201   | C   | MH                   | 0   |     |          | 60.00 | 125.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.00        | 12,625.00  | 12,625.00      | 12,625     |                             |      |         |      |     |    |        |