

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



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	480	100	1993
DCK	24	10	2000
DCK	32	10	2000
DCK	16	10	2002
TOTALS	552		487

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	LAND DATE	02/04/2019	MMJT					
XF DATE	02/04/2019	MMJT	AG DATE										
INC 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						
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		160.00	SF	6.00				6.00	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							