AQUA DE VIDA
LOTS 8 & 9
DB 41 P 540

BLOCK V
DB 38 P 345
0R 457 P 167

VAUGHN MICHAEL DEAN
1701 CROWDER RD
TALLAHASSEE, FL 32303

2024

25-5S-02W-046-03542-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	02	WINDOW 100
Bedrooms		2 100
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

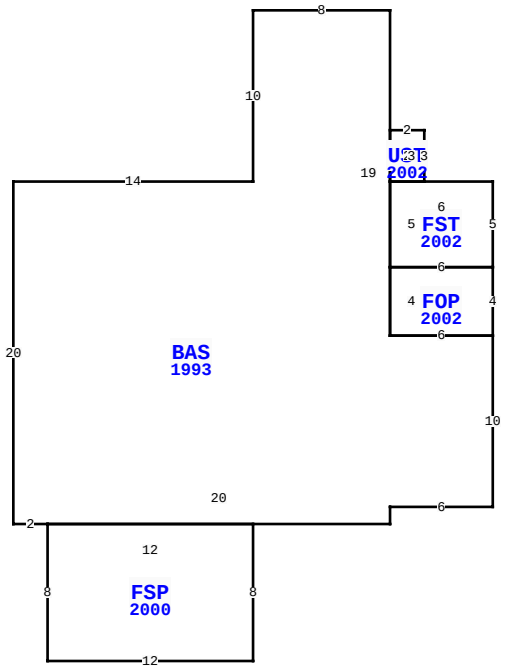
NEIGHBORHOOD/LOC: 46.00 1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	580	100	1993	580	23,346
FOP	24	30	2002	7	282
FSP	96	55	2000	53	2,133
FST	30	55	2002	16	644
UST	6	45	2002	3	121
TOTALS	736			659	26,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	659	84.7450	100.63	66,315	1942	1952	0	0	0	60.00	40.00

1 SINGLE FAM 0% - 0 Heated Area: 580 HX Base Yr



45 DIVISION ST, PANACEA

BLD DATE	02/04/2019	MMJT	LGL DATE		
XF DATE	02/04/2019	MMJT	LAND DATE	02/04/2019	MMJT
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	26,526
TOTAL MARKET OB/XF VALUE	401
TOTAL LAND VALUE - MARKET	25,250
TOTAL MARKET VALUE	52,177
SOH/AGL Deduction	15,156
ASSESSED VALUE	37,021
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,021
TOTAL JUST VALUE	52,177
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,655

5 YR PRCL CK, N/C

POWER & METER W/ WHITE TAG

WINDOWS, NEW WINDOW UT, DEL XFOB LN 4, HAS

REMODELED, NEW DRYWALL, PAINT, ELEC, DOORS/

PERMIT NUM	DESCRIPTION	AMT	ISSUED
026228	V/SIDING	0	02/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0929/0239	12/13/2013	WD	U	I	30	100
GRANTOR: THOMPSON NATHAN JR						
GRANTEE: VAUGHN MICHAEL DEAN						
0897/0446	12/21/2012	WD	U	I	30	20,000
GRANTOR: THOMPSON NATHAN SR &						
GRANTEE: VAUGHN MICHAEL DEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 S10 W14 S20 E2 FSP=[YR=2000] S8 E12 N8 W12$ E20 N1 E6 N10 W6 FOP=[YR=2002] E6 N4 W6 FST=[YR=2002] E6 N5 W6 UST=[YR=2002] E2 N3 W2 S3$ S5$ S4$ N19$.

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	0940	OPEN SHED	0	0	14	18	252.00	SF	4.00	4.00	100	1988	1988	3	20	202	
2	0630	METAL UTL	0	0	6	14	84.00	SF	8.00	8.00	100	1988	1988	3	20	134	
3	0211	CONCRETE W	0	0	18	3	54.00	SF	6.00	6.00	100	1960	1960	3	20	65	

LAND DESCRIPTION

TOTAL OB/XF 401

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	125.00	2.00	LT		1.00	1.00	1.00	12,625.00	12,625.00	25,250							

REVIEW DATE 02/04/2019 BY MMJT Total Acres: 0.17 Total Land Value: 25,250 Market: 0 Agricultural: 0 Common: 25,250 PRINTED 04/22/2026 BY SYS