



ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2.5 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,303	141.5000	168.03	386,973	2007	2009	0	0	14.00	86.00

1 SINGLE FAM 100% - 2021 Heated Area: 1800 HX Base Yr 2021

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		332,797	
TOTAL MARKET OB/XF VALUE		4,373	
TOTAL LAND VALUE - MARKET		37,875	
TOTAL MARKET VALUE		375,045	
SOH/AGL Deduction		132,551	
ASSESSED VALUE		242,494	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		192,494	
TOTAL JUST VALUE		375,045	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,068	
INCR EYB 2007-2009 HVAC-CC 4-2022			
ADD HX FOR 2021-BREITHAAPT			
COA PER RETURNED TRIM			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000215	HVAC-CC	0	04/05/2022
21000530	HVAC REPL-CC	0	10/07/2021
2009205	CPT	0	03/13/2009
20061730	SFD-CO	0	10/31/2006

QUALITY	CD	CONSTRUCTION			
03	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	900	100	2007	900	130,055
DCK	60	10	2007	6	867
FOP	125	30	2007	38	5,491
FOP	150	30	2007	45	6,502
FOP	564	30	2007	169	24,421
FUS	900	100	2007	900	130,055
UOP	125	20	2007	25	3,613
UOP	125	20	2007	25	3,613
UOP	150	20	2007	30	4,335
UOP	150	20	2007	30	4,335
TOTALS	3,549			2,303	332,797

** This building has 11 Sub-Areas

BLD DATE	02/04/2019	MMJT	LGL DATE	
XF DATE	02/04/2019	MMJT	LAND DATE	02/04/2019
INC DATE			AG DATE	

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	0080	4' CHAINLI	0	100	0	0	354.00	LF	13.00	13.00	100	2006	2006	3	27	1,243	
2	0955	PRIVACY FE	0	100	0	0	130.00	LF	15.00	15.00	100	2006	2006	3	30	585	
3	0080	4' CHAINLI	0	100	0	0	204.00	LF	13.00	13.00	100	2007	2007	3	30	796	
4	0055	PORTABLE C	0	100	40	20	800.00	SF	3.00	3.00	100	2007	2007	3	30	720	
5	0055	PORTABLE C	0	100	12	12	144.00	SF	3.00	3.00	100	2006	2006	3	27	117	
6	0700	PORT BLDG	0	100	14	10	140.00	SF	8.00	8.00	100	2006	2006	3	66	739	
7	0055	PORTABLE C	0	100	16	12	192.00	SF	3.00	3.00	100	2007	2007	3	30	173	

EXTRA FEATURES																	
28 DIVISION ST, PANACEA																	
TOTAL OB/XF 4,373																	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1168/0380	8/19/2020	WD Q	Q	I	01	300,000
GRANTOR: METCALF JAMES E & HEI						
GRANTEE: BREITHAAPT JOSHUA &						
1081/0468	7/31/2018	WD Q	Q	I	01	285,000
GRANTOR: BARCIA LORRAINE D & D						
GRANTEE: METCALF JAMES E & H						

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
UOP=[YR=2007] W25 S5 E25 BAS=[YR=2007] W25 S36 E25																	
UOP=[YR=2007] W25 S6 DCK=[YR=2007] N6 W10 S6 PTR= W10																	
UOP=[YR=2007] N6 W25 FOP=[YR=2007] E25 N11 W12																	
UST=[YR=2007] E12 N25 UOP=[YR=2007] N5 W25 S5 E25\$ W12 S25\$																	
N25 W7 S6 W6 S30\$ S6 E25\$ E10\$ E10\$ E25 N6\$ N36\$ PTR= E15																	
FUS=[YR=2007] S36 E25 FOP=[YR=2007] W25 S6 E25 N6\$ N36 W25\$																	
FOP=[YR=2007] E25 N5 W25 S5\$ W15\$ N5\$.																	

LAND DESCRIPTION																								
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	100			60.00	153.00	3.00	LT		1.00	1.00	1.00	12,625.00	12,625.00	37,875							