

PANACEA SOUTH BLOCK E SOUTH  
 LOT 2 OR 49 P 861  
 OR 985 P 425

NEEL BRIAN W/NEEL CHARLES B  
 4431 LOBELLA CT  
 CHESTER SPRINGS, PA 19425

2024

25-5S-02W-074-03268-000  


| BUILDING CHARACTERISTICS   |                  |              |                      |              |                      |             |                |                |             | MARKET ADJUSTMENTS |             |           |        |                 |   |                |            |                             |      | WAKULLA COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |
|--|------------------|--------------|----------------------|--------------|----------------------|-------------|----------------|----------------|-------------|--------------------|-------------|-----------|--------|-----------------|---|----------------|------------|-----------------------------|------|-------------------------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT  | CD               | CONSTRUCTION | TYPE                 | MDL          | EFF. AREA            | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB                | ECON        | FNCT      | NORM   | % COND          | VALUATION SUMMARY   |                |            |                             |      |                         |      |     |    |        |  |  |  |  |  |
|  |                  |              |                      |              |                      |             |                |                |             |                    |             |           |        |                 | VALUATION BY STANDARD<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 6,000<br>TOTAL MARKET VALUE 6,000<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 6,000<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 6,000<br>TOTAL JUST VALUE 6,000<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 6,000<br>5 YR PRCL CK, N/C<br>COA PER PO FORM 3547<br>5 YR PRCL CK, N/C<br>5 YR PRCL CH, N/C |                |            |                             |      |                         |      |     |    |        |  |  |  |  |  |
| DOR CODE 0000 VACANT RESIDENTIAL   |                  |              |                      |              |                      |             |                |                |             |                    |             |           |        |                 | PERMIT NUM DESCRIPTION AMT ISSUED   |                |            |                             |      |                         |      |     |    |        |  |  |  |  |  |
| MAP NUM 4 MKT AREA 04  |                  |              |                      |              |                      |             |                |                |             |                    |             |           |        |                 |   |                |            |                             |      |                         |      |     |    |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC 000 1.00/   |                  |              |                      |              |                      |             |                |                |             |                    |             |           |        |                 |   |                |            |                             |      |                         |      |     |    |        |  |  |  |  |  |
| AREA TYPE  | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |             |                |                |             |                    |             |           |        |                 |   |                |            |                             |      |                         |      |     |    |        |  |  |  |  |  |
| TOTALS   |                  |              |                      |              |                      |             |                |                |             |                    |             |           |        |                 | SALES DATA  |                |            |                             |      |                         |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES   |                  |              |                      |              |                      |             |                |                |             |                    |             |           |        |                 | OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE<br>0985/0425 11/05/2015 QC U V 30 100<br>GRANTOR: NEEL SANDREA R<br>GRANTEE: NEEL BRIAN W & NEEL   |                |            |                             |      |                         |      |     |    |        |  |  |  |  |  |
| CLARK DR, PANACEA  |                  |              |                      |              |                      |             |                |                |             |                    |             |           |        |                 | BLD DATE 06/25/2008 MMSR LGL DATE 01/31/2019 MMSS<br>XF DATE INC DATE LAND 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   | BUILDING NOTES |            |                             |      |                         |      |     |    |        |  |  |  |  |  |
|  |                  |              |                      |              |                      |             |                |                |             |                    |             |           |        |                 | BUILDING DIMENSIONS   |                |            |                             |      |                         |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION   |                  |              |                      |              |                      |             |                |                |             |                    |             |           |        |                 | TOTAL OB/XF 0   |                |            |                             |      |                         |      |     |    |        |  |  |  |  |  |
| L N  | USE CODE         | CLS          | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE          | D T         | DPTH FACT | % COND | TOT ADJ         | UNIT PRICE  | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY                 | DECL | FRZ | YR | CONSRV |  |  |  |  |  |
| 1  | 000000           | C            | VAC RES              | 0            |                      |             | 75.00          | 150.00         | 1.00        | LT                 |             | 1.00      | 1.00   | 1.00            | 6,000.00  | 6,000.00       | 6,000      |                             |      |                         |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 01/31/2019 BY MMSR Total Acres: 0.26 Total Land Value: 6,000 Market: 0 Agricultural: 0 Common: 6,000 PRINTED 06/17/2026 BY SYS |                  |              |                      |              |                      |             |                |                |             |                    |             |           |        |                 |   |                |            |                             |      |                         |      |     |    |        |  |  |  |  |  |