PANACEA SOUTH
BLK F SOUTH LOTS 4 & 5
OR 58 P 1 OR 120 P 942

MARTIN JANEAN
5930 WILLIAMS RD
TALLAHASSEE, FL 32311

2024

25-5S-02W-074-03272-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

196 CLARK DR, PANACEA

BLD DATE	01/30/2019 MMSS	LGL DATE	01/30/2019 MMSS
XF DATE		LAND DATE	
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	0
TOTAL MARKET OB/XF VALUE	358
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	12,358
SOH/AGL Deduction	0
ASSESSED VALUE	12,358
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,358
TOTAL JUST VALUE	12,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,128

COA PER NCOA REPORT

COA PER NCOA TRIM REPORT

5 YR PRCL CK, N/C

2017 TRIM RETURNED/UTF

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1067/0573	3/23/2018	WD	Q	V	01	12,000
GRANTOR: WILLS HERBERT G & MAR						
GRANTEE: MARTIN JANEAN						
0233/0003	5/01/1994	WD	U	V		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0700	PORT BLDG	0	0	8	10	80.00	SF	8.00	8.00	100	1999	1999	3	56	358	

LAND DESCRIPTION

TOTAL OB/XF 358

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	000000	C	VAC RES	0			60.00	150.00	2.00	LT		1.00	1.00	1.00	6,000.00	6,000.00	12,000							

REVIEW DATE 01/30/2019 BY MMSS Total Acres: 0.21 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 04/08/2026 BY SYS