SEC.25-5S-2W BLK A LOT 1 OF
MAGNOLIA RIDGE UNIT II
OR 110 P 702 OR 112 P 944

BLAIS STEVEN B/BLAIS ELIZABETH
12 AUCILLA ST
PANACEA, FL 32346

2024

25-5S-02W-172-03248-A01

BUILDING CHARACTERISTICS

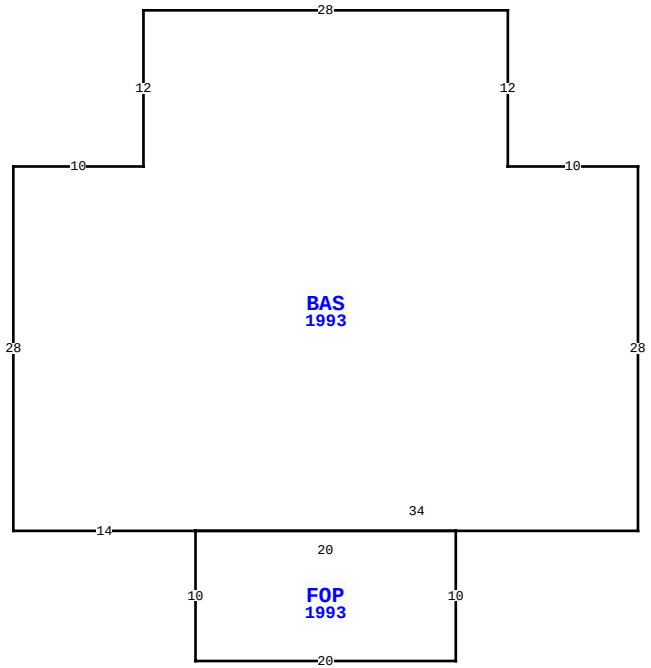
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
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	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	98,410
FOP	200	30	1993	60	3,515
TOTALS	1,880			1,740	101,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,740	99.4500	94.48	164,395	1985	1985	0	0	0	38.00	62.00

1 SINGLE FAM 100% - 2001 Heated Area: 1680 HX Base Yr 2001



BLD DATE	01/24/2019	MMAK	LGL DATE		
XF DATE	01/24/2019	MMAK	LAND DATE	01/24/2019	MMAK
INC DATE			AG DATE		

12 AUCILLA ST, PANACEA

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	100	12	8	96.00	SF	8.00	8.00	100	1990	1990	3	47	361	
2	0600	GRN HSE FA	0	100	10	16	160.00	SF	4.00	4.00	100	1990	1990	3	20	128	
3	0050	CARPORT UN	0	100	18	22	396.00	SF	9.00	9.00	100	2003	2003	3	60	2,138	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		101,925
TOTAL MARKET OB/XF VALUE		2,627
TOTAL LAND VALUE - MARKET		5,000
TOTAL MARKET VALUE		109,552
SOH/AGL Deduction		30,888
ASSESSED VALUE		78,664
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,664
TOTAL JUST VALUE		109,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,058

5 YR PRCL CH, CHG FLOR
5 YR PRCL CH, PU FNDN
5 YR PRCL CK
CHG EXW,DEL FUNC CODE;CHG XFOB#1 @ NV;

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000341	ROOF OVER-CO	0	04/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0919/0211	7/19/2013	QC	U	I	30	31,500
GRANTOR: BLAIS STEVEN B & ELIZ						
GRANTEE: BLAIS STEVEN B & EL						
0377/0645	4/07/2000	WD	Q	I		75,300
GRANTOR: DUNCAN ALBERT J & NAN						
GRANTEE: BLAIS STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N12 W28 S12 W10 S28 E14 FOP=[YR=1993] S10 E20N10 W20 $ E34 N28 $.

LAND DESCRIPTION

TOTAL OB/XF 2,627

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 01/24/2019 BY MMAK Total Acres: 0.00 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 04/22/2026 BY SYS