

PORT PANACEA VILLAGE LOT 6  
 OR 148 P 115 & OR 249 P 707  
 OR 272 P 39 OR 291 P 574

HENRY WILLIAM C ETAL/MCCONNAUGHAY JANA ETAL  
 2806 WALTER SCOTT ROAD  
 TALLAHASSEE, FL 32312

2024

25-5S-02W-216-03236-006



| 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 17,500<br>TOTAL MARKET VALUE 17,500<br>SOH/AGL Deduction 2,441<br>ASSESSED VALUE 15,059<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 15,059<br>TOTAL JUST VALUE 17,500<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 17,500<br>5 YR PRCL CK, N/C<br>5 YR PRCL CK, N/C<br>5 YR PRCL CH, N/C<br>SALE<br>PERMIT NUM DESCRIPTION AMT ISSUED<br>SALES DATA<br>OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE<br>0585/0242 3/24/2005 WD Q V CD 130,000<br>GRANTOR: PRINCETON EXCHANGE<br>GRANTEE: HENRY / MCCONNAUGHA<br>0582/0579 3/08/2005 QC Q V 01 64,900<br>GRANTOR: WATERFRONT<br>GRANTEE: BAILEY<br>BUILDING NOTES<br>BUILDING DIMENSIONS |        |                   |    |        |  |  |  |  |  |          |            |  |      |           |            |  |      |          |  |  |
| DOR CODE   |                  | 0000 VACANT RESIDENTIAL |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |          |            |  |      |           |            |  |      |          |  |  |
| MAP NUM  |                  | 4                       |                      | MKT AREA     |                      |          |       |       |                |                    |         |             |             |                |                 |                |            |                             |      | 04   |        |                   |    |        |  |  |  |  |  |          |            |  |      |           |            |  |      |          |  |  |
| NEIGHBORHOOD/LOC   |                  | 138.00 1.80/            |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |          |            |  |      |           |            |  |      |          |  |  |
| AREA TYPE  | TOTAL GROSS AREA | PCT OF BASE             | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |       |       |                |                    |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |          |            |  |      |           |            |  |      |          |  |  |
| TOTALS   |                  |                         |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |            |                             |      | HERON DR, PANACEA  |        |                   |    |        |  |  |  |  |  | BLD DATE | 07/28/2008 |  | MMSR | LGL DATE  | 01/31/2019 |  | MMSS |          |  |  |
| EXTRA FEATURES   |                  |                         |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  | XF DATE  |            |  |      | LAND DATE |            |  |      | INC 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          |            |                             |      |  |        |                   |    |        |  |  |  |  |  |          |            |  |      |           |            |  |      |          |  |  |
| 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     | DPHT 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            |                      |          | 0.00  | 0.00  | 1.00           | LT                 |         | 1.00        | 1.00        | 1.00           | 17,500.00       | 17,500.00      | 17,500     |                             |      |  |        |                   |    |        |  |  |  |  |  |          |            |  |      |           |            |  |      |          |  |  |
| REVIEW DATE 01/31/2019 BY MMSS Total Acres: 0.00 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 04/01/2026 BY SYS |                  |                         |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |          |            |  |      |           |            |  |      |          |  |  |