



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2.5 100
Story Height		0 100
Stories	1.5	1.5 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 0		244.53	493,217	2007	2007	0	0	16.00	84.00	
Heated Area: 1612 HX Base Yr													

BLD DATE	01/31/2019	MMSS	LGL DATE	
XF DATE	01/31/2019	MMSS	LAND DATE	01/31/2019
INC DATE			AG DATE	

Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
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
BAS	1,147	100	2007	1,147	235,600
DCK	64	10	2007	6	1,232
DCK	125	10	2007	12	2,465
DCK	336	10	2007	34	6,984
FOP	24	30	2007	7	1,438
FOP	80	30	2007	24	4,930
FSP	290	55	2008	160	32,865
FUS	465	100	2007	465	95,513
PCP	1,147	10	2007	115	23,622
UST	104	45	2007	47	9,654
TOTALS	3,782			2,017	414,302

EXTRA FEATURES																	
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	0005	ELEVATOR	0	0	0	0	1.00	UT	29,000.00	29,000.00	100	2007	2007	3	68	19,720	
2	0210	CONCRETE D	0	0	17	31	527.00	SF	6.00	6.00	100	2007	2007	3	30	949	
3	0955	PRIVACY FE	0	0	0	0	32.00	LF	15.00	15.00	100	2007	2007	3	40	192	

14 HERON DR, PANACEA														
TOTAL OB/XF														20,861

LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	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
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WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		414,302	
TOTAL MARKET OB/XF VALUE		20,861	
TOTAL LAND VALUE - MARKET		17,500	
TOTAL MARKET VALUE		452,663	
SOH/AGL Deduction		3,478	
ASSESSED VALUE		449,185	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		449,185	
TOTAL JUST VALUE		452,663	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		458,556	
5 YR PRCL CK, N/C			
CORR DIMENS XFOB LN 2			
5 YR PRCL CH, PU FNDN & FRME, PU CORR TRAV,			
2013 TRIM RET. UTF CHG MAIL. ADD. PER LCPA SITE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
200753	SFD-CO	0	01/12/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1074/0253	5/21/2018	WD Q	Q	I	01	322,500
GRANTOR: LAND MARIE STRUBEL &						
GRANTEE: THOMAS JOSEPH EDWAR						
0651/0074	4/12/2006	WD Q	Q	V		155,000
GRANTOR: RICHARD JASON MEADOWS						
GRANTEE: ROBERT THOMAS LAND,						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2007] W22 FOP=[YR=2007] E4 N6 W4 DCK=[YR=2007] N4 W8 N4 W8 S4 E8 S4 E8\$ S6\$ W15 S31 E37 FOP=[YR=2007] W8 S10 FSP=[YR=2008] N10 W29 S10 PTR= S15 PCP=[YR=2007] S31 E37 N31 W37\$ N15\$ E29\$ E8 N10\$ DCK=[YR=2007] S10 E10 S5 E5 N5 W5 N10 PTR=E20 DCK=[YR=2007] S16 E5 S8 E13 N7 E8 N6 W8 N3 W13 N8 UST=[YR=2007] S8 E13 N8 W13\$ W5\$ W20\$ PTR=N10 E15 FUS=[YR=2007] E15 N31 W15 S31\$ W15 S10\$ W10\$ N31\$.													