



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/	

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

EXTRA FEATURES		14 HERON DR, PANACEA														
TOTALS	3,782					2,017		414,302								

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			
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			

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\$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							