

PORT PANACEA VILLAGE  
 LOT 10 OR 148 P 115  
 OR 163 P 912 OR 174 P 931

TUNSTALL JOHN C  
 2870 SWAN CIR  
 DUNEDIN, FL 34698

**2024**

25-5S-02W-216-03236-010  


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	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
BAS	1,344	100
DCK	537	10
PCP	1,284	10
PST	60	15
TOTALS	3,225	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,535	139.5000	238.54	366,159	1990	2014	0	0	9.00	91.00			
1 SINGLE FAM 0% - 2024 Heated Area: 1344 HX Base Yr														
23 HERON DR, PANACEA														
BLD DATE		01/31/2019		MMSS		LGL DATE								
XF DATE		01/31/2019		MMSS		LAND DATE		01/31/2019		MMSS				
INC DATE						AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		333,205	
TOTAL MARKET OB/XF VALUE		145	
TOTAL LAND VALUE - MARKET		38,250	
TOTAL MARKET VALUE		371,600	
SOH/AGL Deduction		0	
ASSESSED VALUE		371,600	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		371,600	
TOTAL JUST VALUE		371,600	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		354,518	
INCR EYB 2010-2012 HVAC-CC 10-2022			
2022 HX REMOVED FILES ON 96 SILVER ACRES DR			
FOR REVIEW BY ROBBIE			
2022 HX QUESTIONNAIRE COMPLETED AND RETURNED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000884	HVAC-CC	0	08/30/2022
2011584	REROOF	0	08/25/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1267/0597	5/25/2022	WD Q	Q	I	01	415,000
GRANTOR: ROEKER DAVID C TRUSTE						
GRANTEE: TUNSTALL JOHN C						
1015/0618	10/31/2016	WD Q	Q	I	01	225,000
GRANTOR: HOOTEN DAVID R & DENV						
GRANTEE: ROEKER DAVID C TRUS						

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	0210	CONCRETE D	0	0	11	11	121.00	SF	6.00	6.00	100	1990	1990	3	20	145	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] 1344\$ DCK=[YR=1993] 537\$ PCP=[YR=1990] 1284\$ PST=[YR=2012] 60\$.

LAND DESCRIPTION															TOTAL OB/XF									
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	38,250.00	38,250.00	38,250							