

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  


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
04	PILE WOOD 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
08	IRREGULAR 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA	04			
138.00		1.80/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	291,744
DCK	537	10	1993	54	11,722
PCP	1,284	10	1990	128	27,785
PST	60	15	2012	9	1,954
TOTALS	3,225			1,535	333,205

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													
				BLD DATE	01/31/2019	MMSS	LGL DATE						
				XF DATE	01/31/2019	MMSS	LAND DATE	01/31/2019	MMSS				
				INC 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 / V / I / RSN CD	SALE PRICE
1267/0597	5/25/2022	WD Q	I 01	415,000
GRANTOR: ROEKER DAVID C TRUSTE				
GRANTEE: TUNSTALL JOHN C				
1015/0618	10/31/2016	WD 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			6.00	100	1990	1990	3	20	145	

23 HERON DR, PANACEA

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							