PANACEA PLACE SUB
LOT 1
OR 864 P 464

PANACEA RAT LLC
4178 APALACHEE PARKWAY
TALLAHASSEE, FL 32311

2024

25-5S-02W-365-03246-001

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

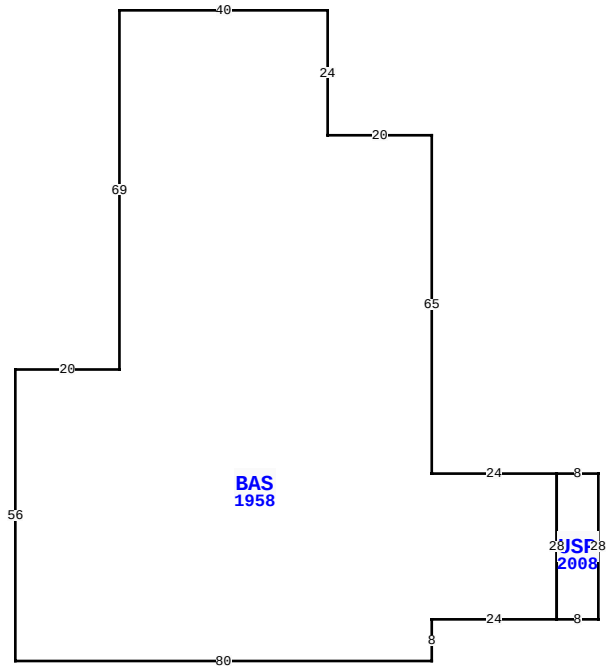
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	03	MASONRY 100
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	04	SINGLE SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo		N/A 100
Heating Type		N/A 100
Air Condition	00	N/A 100
Story Height		0 100
RMS		4 100
Stories	1.	1. 100
Class	00	N/A 100
Units		4 100
Condition Adj	10	POOR 100
Quality	01	MINIMUM
DOR CODE	2100	RESTAURANTS/CAFE
MAP NUM	4	MKT AREA 04
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,812	100	1958	8,812	15,315
USP	224	40	2008	90	156
TOTALS	9,036			8,902	15,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
2100	04	8,902	8.6872	8.69	77,358	1958	1958	0	0	5	60.00	20.00

1 RESTAURANT 0% - 0 Heated Area: 8812 HX Base Yr



BLD DATE	09/13/2013 MMST	LGL DATE	
XF DATE	01/29/2019 MMSS	LAND DATE	01/29/2019 MMSS
INC DATE		AG DATE	

1168 COASTAL HWY, PANACEA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	15,472
TOTAL MARKET OB/XF VALUE	1,985
TOTAL LAND VALUE - MARKET	22,480
TOTAL MARKET VALUE	39,937
SOH/AGL Deduction	0
ASSESSED VALUE	39,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,937
TOTAL JUST VALUE	39,937
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,943

2022 SOH/AGL INCORRECT RECAL FOR 2023
5 YR PRCL CK, N/C
ASPHALT & SHED PER JB
FENCE, CONCRETE WALL, AND ADD PD 10% TO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0864/0464	10/18/2011	WD	U	I	12	65,000

GRANTOR: WAKULLA BANK / FDIC
GRANTEE: PANACEA RAT LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1958] W40 S69 W20 S56 E80 N8 E24 N28 USP=[YR=2008] S28 E8 N28 W8$ W24 N65 W20 N24$.

EXTRA FEATURES

LN	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
2	0250	ASPHALT AV	0	0	0	0	8,896.00	SF	2.00	2.00	10	1998	1998	3	10	1,779	
5	0940	OPEN SHED	0	0	43	12	516.00	SF	4.00	4.00	10	1998	1998	3	10	206	

LAND DESCRIPTION

TOTAL OB/XF 1,985

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002100	C	RESTAURANT	0		C2	157.00	314.00	1.12	AC		1.00	1.00	1.00	20,000.00	20,000.00	22,480							

REVIEW DATE 01/29/2019 BY MMSS Total Acres: 1.12 Total Land Value: 22,480 Market: 0 Agricultural: 0 Common: 22,480 PRINTED 06/10/2026 BY SYS