PANACEA PLACE SUB
LOT 3

PANACEA RAT LLC
4178 APALACHEE PARKWAY
TALLAHASSEE, FL 32311

2024

25-5S-02W-365-03246-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

COASTAL HWY, PANACEA

BLD DATE		LGL DATE	05/23/2019 MMJT
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	27,000
SOH/AGL Deduction	0
ASSESSED VALUE	27,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,000
TOTAL JUST VALUE	27,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,000

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

LAND REVAL PER 2010 SALES STUDY (JB/HC)

03248-011 (.170), 03283-000 (.459),03248-013

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	V	12	65,000

GRANTOR: WAKULLA BANK / FDIC

GRANTEE: PANACEA RAT LLC

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	VAC COMMERCI	0			180.00	250.00	3.00	UT		1.00	1.00	1.00	6,000.00	6,000.00	18,000							
2	001000	C	VAC COMMERCI	0			0.00	0.00	3.00	UT		1.00	1.00	0.50	6,000.00	3,000.00	9,000							

REVIEW DATE 05/23/2019 BY MMJT Total Acres: 1.03 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 04/08/2026 BY SYS