26-5S-2W 3 AC M/L KNOWN AS
EXHIBIT "B" OR 949 P 547
OR 163 P 616 OR 216 P 489

PEDERSON DALE A/PEDERSON DIANNE L
P O BOX 833
PANACEA, FL 32346

2024

26-5S-02W-000-03550-012

BUILDING CHARACTERISTICS

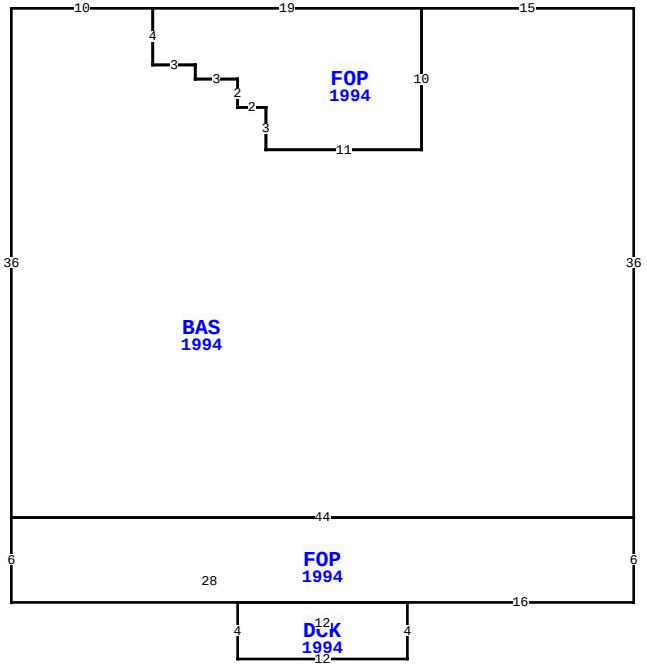
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 70
Interior Floo	09	PINE WOOD 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
DOR CODE	0100	SINGLE FAMILY
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	1,433	100	1994	1,433	91,426
DCK	48	10	1994	5	319
FOP	151	30	1994	45	2,871
FOP	264	30	1994	79	5,040
TOTALS	1,896			1,562	99,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,562	94.5900	89.86	140,361	1994	1994	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2010 Heated Area: 1433 HX Base Yr 2010



256 TOWER RD, PANACEA

BLD DATE	02/08/2019 MMAK	LGL DATE	
XF DATE		LAND DATE	09/29/2021 PB
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,656
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		122,156
SOH/AGL Deduction		11,894
ASSESSED VALUE		110,262
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,262
TOTAL JUST VALUE		122,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,626

PER S/O REQUEST PEDERSON 9/16/21

S/O 3.00 AC TO REINSTATED PRCL 03550-013

5 YR PRCL CH, CHG FLOR

5 YR PRCL CH, PU FNDN, CHG QUAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014510	RE-ROOF	0	06/19/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0949/0547	8/22/2014	CR	U	I	11	100
GRANTOR: PANACEA COASTAL PROPE						
GRANTEE: PEDERSON DALE A & D						
0216/0489	7/01/1993	WD	Q	V		14,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W15 S10 W11 N3 W2 N2 W3 N1 W3 N4 FOP=[YR=1994] S4 E3 S1 E3 S2 E2 S3 E11 N10 W19$ W10 S36 E44 FOP=[YR=1994] W44 S6 E28 DCK=[YR=1994] W12 S4 E12 N4$ E16 N6 $ N36$.

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

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	000134	C	SFR POND	100			0.00	0.00	3.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	22,500							

REVIEW DATE 02/08/2019 BY MMAK Total Acres: 3.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 04/08/2026 BY SYS