26-5S-02W P-2-23-M-54
PARCEL IN NE 1/4 OF SEC 26
OR 562 P 343

SANDERS ADRIANE N/LOY GERALDINE M
80 TOWER RD
PANACEA, FL 32346

**2024**

**26-5S-02W-000-03550-023**

## BUILDING CHARACTERISTICS

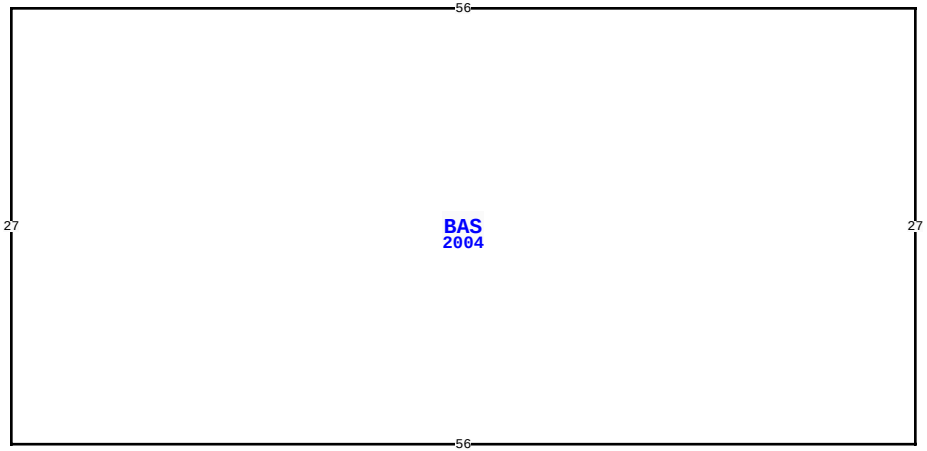
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 01 | WOOD FRAME 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Heating Type | 04 | AIR DUCTED 100 |
| Air Condition | 03 | CENTRAL 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | N/A 100 |
| Units | | 0 100 |
| Quality | 08 | FAIR |
| DOR CODE | 0200 | MOBILE HOME |
| 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 | 1,512 | 100 | 2004 | 1,512 | 52,513 |
| TOTALS | 1,512 | | | 1,512 | 52,513 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 1,512 | 97.2900 | 68.10 | 102,967 | 1994 | 1994 | 0 | 0 | 0 | 49.00 | 51.00 |

1 MOBILE HOM 0% - 0 Heated Area: 1512 HX Base Yr




80 TOWER RD, PANACEA

| | | | |
|---|---|---|---|
| BLD DATE | 02/08/2019 MMJT | LGL DATE | |
| XF DATE | 02/08/2019 MMJT | LAND DATE | 02/08/2019 MMJT |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0130 | FIRE PLACE | 0 | 0 | 0 | 0 | 1.00 | UT | 1,300.00 | 1,300.00 | 100 | 2000 | 2000 | 3 | 57 | 741 | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 52,513 |
| TOTAL MARKET OB/XF VALUE | 741 |
| TOTAL LAND VALUE - MARKET | 5,000 |
| TOTAL MARKET VALUE | 58,254 |
| SOH/AGL Deduction | 7,161 |
| ASSESSED VALUE | 51,093 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 51,093 |
| TOTAL JUST VALUE | 58,254 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 46,448 |

BY 3/1/2022 FOR 2022TAX YEAR

PER OR 1200-613, SHE WAS INFORMED TO FILE HX

PER PHONE CONV- GERALDINE LOY TO CHG OWNERSHP

COA PER NCOA REPORT

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 28905 | DWMH/USED | 0 | 04/15/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1200/0613 | 4/01/2021 | QC | U | I | 11 | 100 |
| GRANTOR: HOMAN EVELYN M & MILA | | | | | | |
| GRANTEE: SANDERS ADRIANE & G | | | | | | |
| 0830/0283 | 6/29/2010 | QC | U | I | 11 | 100 |
| GRANTOR: HOMAN-METCALF | | | | | | |
| GRANTEE: HOMAN EVELYN M & MI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W56 S27 E56 N27 $.

## LAND DESCRIPTION

TOTAL OB/XF 741

| 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 | 000201 | C | MH | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |

REVIEW DATE 02/08/2019 BY MMJT Total Acres: 0.90 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 04/08/2026 BY SYS