

1.32 ACRES M/L ALONG THE
 OCHLOCKNEE RIVER IN SEC 33
 P-6-32-M-22 OR 250 P 202

RUSSELL WESLEY JACK/RUSSELL SUZANNE PETERSEN
 1406 S MONROE ST
 TALLAHASSEE, FL 32301

2024

33-5S-03W-000-01234-032

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Kitchen	GD	GOOD 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,400	158.4000	150.48	361,152	1988	2014	0	0	0	9.00	91.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1519 HX Base Yr 2022														



Quality		03 AVERAGE			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM	5	MKT AREA	02		
NEIGHBORHOOD/LOC		000 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,306	100	1998	1,306	178,840
DCK	12	10	1988	1	137
DCK	384	10	1993	38	5,203
FEP	266	80	2001	213	29,167
FOP	16	30	1988	5	684
FSP	760	55	2017	418	57,240
FST	40	55	2021	22	3,013
FST	45	55	2021	25	3,423
PTO	552	5	2021	28	3,834
UCP	480	20	2021	96	13,146
TOTALS	4,481			2,400	328,648

** This building has 11 Sub-Areas
 97 PAMELA PL, SOPCHOPPY

BLD DATE	11/05/2018	MMTP	LGL DATE	
XF DATE	11/05/2018	MMTP	LAND DATE	11/05/2018
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				328,648	
TOTAL MARKET OB/XF VALUE				40,072	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				428,720	
SOH/AGL Deduction				57,199	
ASSESSED VALUE				371,521	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				321,521	
TOTAL JUST VALUE				428,720	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				432,126	
CHGS MADE BY					
5YR CK MM PU XFOB X7 INCR EYB PU TRAV					
MM AFTER THE FACT CARPORT PRMT PU IN 2021					
2021 DX APPLIED PANNELL					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
22000903	CARPORT-CC	0	09/02/2022		
21001189	REMODEL	0	11/10/2021		
2014522	REMODEL	0	06/23/2014		
028289	FEP	0	10/12/2001		
026835	DOCK	0	07/31/2000		
025226	ELEV	0	06/02/1999		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1231/0450	9/24/2021	WD	Q	I	01	465,000
GRANTOR: PANNELL JAMES J JR &						
GRANTEE: RUSSELL WESLEY JACK						
1159/0789	7/09/2020	WD	Q	I	01	370,000
GRANTOR: PATTERSON WILLIAM G &						
GRANTEE: PANNELL JAMES J JR						

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	0350	BOATDOCK A	0	100	16	12	SF	24.00	24.00	100	2000	2000	3	20	922	
2	0005	ELEVATOR	0	100	0	0	UT	29,000.00	29,000.00	100	1999	1999	3	56	16,240	
3	0250	ASPHALT AV	0	100	77	26	SF	2.00	2.00	100	2007	2007	3	30	1,201	
4	0375	WOOD WALK	0	100	413	4	SF	15.00	15.00	100	2000	2000	3	20	4,956	
5	0225	POOL, FIBER	0	100	16	9	SF	50.00	50.00	100	2021	2021	3	93	6,696	
6	0209	CONCRETE P	0	100	0	0	SF	8.00	8.00	100	2021	2021	3	93	5,141	
7	0211	CONCRETE W	0	100	5	5	SF	6.00	6.00	100	2021	2021	3	93	140	
8	0211	CONCRETE W	0	100	0	0	SF	6.00	6.00	100	2015	2015	3	67	880	
9	0090	CHAINLINK	0	100	0	0	LF	12.00	12.00	100	2020	2020	3	89	1,335	
10	0955	PRIVACY FE	0	100	0	0	LF	15.00	15.00	100	2020	2020	3	97	2,561	

BUILDING NOTES													
FEP=[YR=2001] W14 S19 E14 BAS=[YR=1998] W14 N7 W32													
DCK=[YR=1993] E32 N12 W32 S12\$ S30 E24 FOP=[YR=1988] W4 S4													
E4 PTR=S13 DCK=[YR=1988] W4 S3 E4 N3\$ N13\$ N4\$ E22 PTR= E15													
UCP=[YR=2021] E16 N30 UGR=[YR=1993] S30 E24 N5 W4 N25													
FSP=[YR=2017] S25 E4 S5 E22N13 FST=[YR=2021] S8 E5 N8 W5\$													
N13 FST=[YR=2021] S9 E5 N9 W5\$ N4 PTO=[YR=2021] N12 W46 S12													
E46\$ W26\$ W20\$ W16 S30\$ W15\$ N9 U2 R3 N6 U2 L3 N4\$ N19\$.													

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E46\$ W26\$ W20\$ W16 S30\$ W15\$ N9 U2 R3 N6 U2 L3 N4\$ N19\$.													

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	100			0.00	0.00	1.00	LT		1.00	1.00	0.80	75,000.00	60,000.00	60,000							

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REVIEW DATE 06/10/2022 BY MMLW Total Acres: 1.32 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 04/22/2026 BY SYS																																																																																								