35-5S-2W P-2-M-54
LYING IN NE 1/4 OF SEC 35
OR 56 P 756 & OR 59 P 50

TRIFECTA CO LLC
886 COASTAL HWY
PANACEA, FL 32346

2024

35-5S-02W-000-03564-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9640	BORROW PIT	
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

TOWER RD, PANACEA

BLD DATE		LGL DATE	11/06/2013 MMSR
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	98,165
TOTAL MARKET VALUE	98,165
SOH/AGL Deduction	0
ASSESSED VALUE	98,165
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,165
TOTAL JUST VALUE	98,165
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,165

5YR PRCL CK NC
ON 11/15/21 FOR TAX COLLECTOR OFFICE
COA PER ADDR CHANGE NOTICE COMPLETED BY OWNER
BY OWNER DATED 11/15/2021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051468	SFD-CO	0	09/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/0434	9/19/2023	WD	Q	V	05	204,600
GRANTOR: WITHERS BARBARA S AS						
GRANTEE: TRIFECTA CO LLC						
0868/0596	12/21/2011	QC	U	V	11	100
GRANTOR: ROBERT B WITHERS						
GRANTEE: WITHERS BARBARA S A						

BUILDING NOTES

BUILDING DIMENSIONS

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	009640	C	BORROW PIT	0			0.00	0.00	4.52	AC		1.00	1.00	1.00	20,000.00	20,000.00	90,400							
2	009630	C	WETLAND	0			0.00	0.00	17.50	AC		1.00	1.00	1.00	100.00	100.00	1,750							
3	009900	C	ACREAGE	0			0.00	0.00	12.03	AC		1.00	1.00	1.00	500.00	500.00	6,015							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 34.05 Total Land Value: 98,165 Market: 0 Agricultural: 0 Common: 98,165 PRINTED 04/01/2026 BY SYS