35-5S-02W P-2-5-M-54
A PARCEL IN THE NE CORNER OF
SEC 35 THE SE CORNER OF SEC 26

TRIFECTA CO LLC
886 COASTAL HWY
PANACEA, FL 32346

2024

35-5S-02W-000-03564-005

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM	4	MKT AREA	01
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	08/14/2008 MMSR	LGL DATE	02/11/2019 MMSS
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	116,100
TOTAL MARKET VALUE	116,100
SOH/AGL Deduction	0
ASSESSED VALUE	116,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,100
TOTAL JUST VALUE	116,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,100

5 YR PRCL CK, N/C
5 YR PRCL CH, N/C
CORRECT SITUS
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1330/0436	9/19/2023	WD	Q	V	05	241,600
GRANTOR: BEN WITHERS INC						
GRANTEE: TRIFECTS CO LLC						
0493/0363	7/02/2003	WD	Q	V		110,000
GRANTOR: PANACEA COASTAL						
GRANTEE: WITHERS						

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	004700	C	MINERAL PR	0		I1	0.00	0.00	11.61	AC		1.00	1.00	1.00	10,000.00	10,000.00	116,100							

REVIEW DATE 02/11/2019 BY MMSS Total Acres: 11.61 Total Land Value: 116,100 Market: 0 Agricultural: 0 Common: 116,100 PRINTED 04/01/2026 BY SYS