36-5S-2W P-5-M-54
TRACT C COMM AT NW COR OF
SEC 36 .50 AC M/L IN NW 1/4

TRIFECTA CO LLC
886 COASTAL HWY
PANACEA, FL 32346

2024

36-5S-02W-000-03565-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
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

COASTAL HWY, PANACEA

BLD DATE		LGL DATE	
XF DATE	08/14/2008 MMSR	LAND DATE	02/11/2019 MMSS
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,000
TOTAL MARKET VALUE	5,000
SOH/AGL Deduction	0
ASSESSED VALUE	5,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,000
TOTAL JUST VALUE	5,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,500

5 YR PRCL CK, N/C

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

CORRECT LNAD VAL FOR EQUITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/0440	9/19/2023	PR	U	V	30	3,900
GRANTOR: WITHERS LISA PR ESTAT						
GRANTEE: TRIFECTA CO LLC						
0374/0853	2/29/2000	WD	U	V		550
GRANTOR: DEMERE WAYLON						
GRANTEE: WITHERS BEN						

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	0.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	5,000							

REVIEW DATE 02/11/2019 BY MMSS Total Acres: 0.50 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 04/01/2026 BY SYS