

WAKULLA RIVER ESTATES UNIT 1
 BLOCK B LOT 31
 OR 77 P 59 & OR 80 P 786

LUCAS PAUL A
 1969 PAT COLWELL RD
 BLAIRSVILLE, GA 30512

2024

00-00-016-006-06386-000



| BUILDING CHARACTERISTICS | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | | WAKULLA COUNTY PROPERTY | | | | | | | | | |
|--|------------------|--------------|----------------------|--------------------|----------------------|-----------------------|----------------|----------------|-------------|-----------|-------------|-----------|--------|-----------------|-------------------|---|-------------------------|-----------------------------|------|---------|------|-----|----|--------|--|--|
| ELEMENT | CD | CONSTRUCTION | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 6,750 TOTAL MARKET VALUE 6,750 SOH/AGL Deduction 2,350 ASSESSED VALUE 4,400 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,400 TOTAL JUST VALUE 6,750 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 4,000 5 YR PRCL CK NC FR DC OR 1208 P 644 DOD 4.21.21 DIANE AULTZ COA PER WAK TCO COA PER WAK TCO PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1222/0691 7/20/2021 TR U V 11 100 GRANTOR: LUCAS CHRISTINE TRUST GRANTEE: LUCAS PAUL A 0384/0815 7/14/2000 WD U V 100 GRANTOR: AULTZ HERBERT H & DIA GRANTEE: BUILDING NOTES BUILDING DIMENSIONS | | | | | | | | | | |
| DOR CODE | | 0000 | | VACANT RESIDENTIAL | | | | | | | | | | | | | | | | | | | | | | |
| MAP NUM | | 1 | | MKT AREA | | 12 | | | | | | | | | | | | | | | | | | | | |
| NEIGHBORHOOD/LOC | | 6.00 | | 1.00/ | | | | | | | | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | OWL LN, CRAWFORDVILLE | | | | | | BLD DATE | | LGL DATE | | 02/15/2020 | JB | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | XF DATE | | LAND DATE | | | | | | | | | | | | |
| 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 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | 000000 | C | VAC RES | 0 | | | 55.00 | 95.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 6,750.00 | 6,750.00 | 6,750 | | | | | | | | | |
| REVIEW DATE 11/28/2022 BY FRLA Total Acres: 0.12 Total Land Value: 6,750 Market: 0 Agricultural: 0 Common: 6,750 PRINTED 04/22/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | |