

WAKULLA RIVER ESTATES UNIT 1  
 BLOCK B LOT 55  
 OR 15 P 859

BATEMAN WILLIAM C SR  
 2842 VINEVILLE AVE  
 MACON, GA 31210

2024

00-00-016-006-06407-000



| 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<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 6,750<br>TOTAL MARKET VALUE 6,750<br>SOH/AGL Deduction 4,979<br>ASSESSED VALUE 1,771<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 1,771<br>TOTAL JUST VALUE 6,750<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 4,000<br>5 YR PRCL CK NC FR<br>5 YR PRCL CK, N/C<br>5 YR PRCL CH, N/C<br>ADDRESS CHANGE PER OWNER<br>PERMIT NUM DESCRIPTION AMT ISSUED<br>SALES DATA<br>OFF RECORD TYPE Q V RSN SALE<br>Number DATE INST U I I CD PRICE<br>BUILDING NOTES<br>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   |                  | 0                       |                      |              |                      |          |       |       |                |                       |         |             |             |                |                 |                |             |                             |      |   |        |                   |    |        |  |  |   |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES   |                  |                         |                      |              |                      |          |       |       |                | OWL LN, CRAWFORDVILLE |         |             |             |                |                 |                |             |                             |      | BLD DATE<br>XF DATE<br>INC DATE<br>LGL DATE<br>LAND DATE<br>AG DATE<br>02/15/2020 JB  |        |                   |    |        |  |  |   |  |  |  |  |  |  |  |  |  |
| 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 |                             |      |   |        |                   |    |        |  |  | 0 |  |  |  |  |  |  |  |  |  |
| L N  | USE CODE         | CLS                     | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE | FRONT | DEPTH | TOT LND UTS    | UNIT TYPE             | D T     | DPHT 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 |                  |                         |                      |              |                      |          |       |       |                |                       |         |             |             |                |                 |                |             |                             |      |   |        |                   |    |        |  |  |   |  |  |  |  |  |  |  |  |  |