

WAKULLA GARDENS UNIT 3
BLOCK 16 LOT 18
OR 35 P 549 OR 131 P 422

WRIGHT LANE
1286 RIDGE ROAD
CANTON, GA 30114-9547

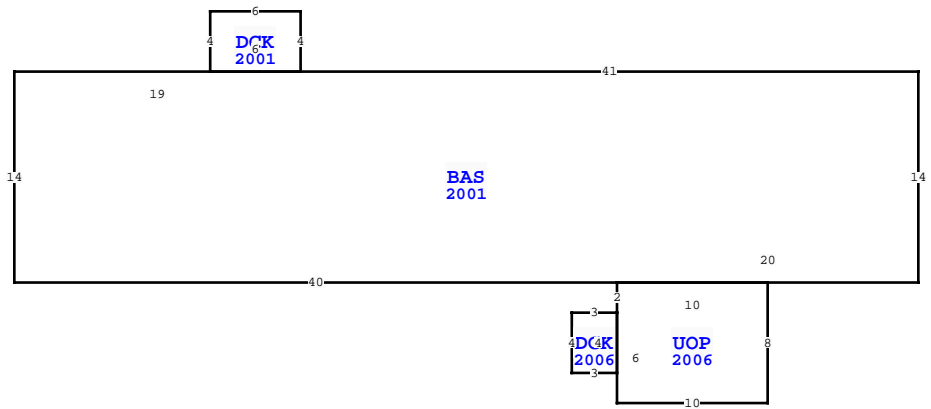
2024

00-00-043-010-08689-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Heating Type	02	CONVECTION	100
Air Condition	02	WINDOW	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0200	MOBILE HOME	
MAP NUM	4	MKT AREA	10
NEIGHBORHOOD/LOC	10.00		1.20/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	2001
DCK	24	10	2001
DCK	12	10	2006
UOP	80	25	2006
TOTALS	956		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	MOBILE HOM	0%	- 0		69.55	60,022	1989	1989	0	0	10	54.00	36.00
Heated Area: 840 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		21,608	
TOTAL MARKET OB/XF VALUE		780	
TOTAL LAND VALUE - MARKET		7,650	
TOTAL MARKET VALUE		30,038	
SOH/AGL Deduction		17,116	
ASSESSED VALUE		12,922	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		12,922	
TOTAL JUST VALUE		30,038	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		23,400	
CORRECT SPELLING OF ROAD NAME			
FR 5YR PARCEL CK - CH RCVR HTTP AC AND			
COA 2021 TRIM RETURN FROM PO			
PKED UP CLF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001166	ELECTRIC	0	12/13/2018
2006635	RAMP	0	04/10/2006
027549	SWMH	0	03/07/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1024/0461	1/27/2017	WD Q	Q	I	01	4,700
GRANTOR: COUNCIL SUSAN						
GRANTEE: WRIGHT LANE						
0884/0551	7/03/2012	PR U	I	11		100
GRANTOR: FARKAS SAM						
GRANTEE: COUNCIL SUSAN AS BE						

EXTRA FEATURES															
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
1	0080	4' CHAINLI	0	0	0	0		13.00	100	1991	1991	3	20	780	

TOTAL OB/XF												780				
86 KLICKITAT DR, CRAWFORDVILLE																
BLD DATE		09/05/2018		RTJT		LGL DATE		01/03/2018		JBHC						
XF DATE		09/05/2018		RTJT		LAND DATE										
INC DATE						AG DATE										

BUILDING NOTES											
BAS=[YR=2001] W41 DCK=[YR=2001] N4 W6 S4 E6\$ W19 S14 E40											
UOP=[YR=2006] S2 DCK=[YR=2006] W3 S4 E3 N4\$ S6 E10 N8 W10\$ E20 N14\$.											

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000201	C	MH	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,650.00	7,650.00	7,650							