

LOT 72 HS P-8-1-M-21A
 IN E 1/2 OF NE 1/4
 OR 53 P 513 & 514

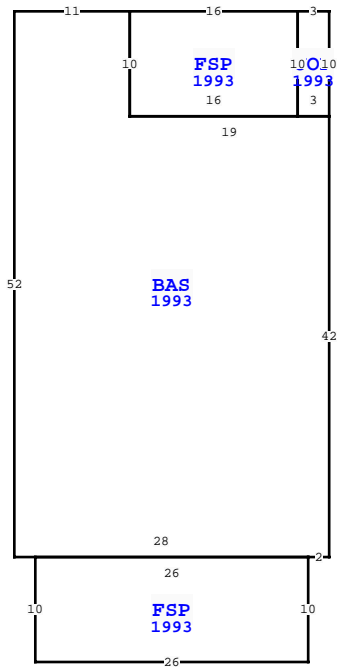
CARLAN CAREY CONRAD/CARLAN FRED EDWIN JR
 847 PINBROOK DR
 LAWRENCEVILLE, GA 30043

2024

00-00-072-000-10156-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	17	CB STUCCO	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	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		1	100
Story Height		0	100
Stories	1.	1.	100
Fireplace	01	FIREPLACE	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,370	100	1993
FSP	160	55	1993
FSP	260	55	1993
UOP	30	20	1993
TOTALS	1,820		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	0%	- 0									
				Heated Area: 1370								
					HX Base Yr							



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY	STANDARD					
Tax Group: 3	Tax Dist:					
BUILDING MARKET VALUE	26,082					
TOTAL MARKET OB/XF VALUE	86					
TOTAL LAND VALUE - MARKET	120,000					
TOTAL MARKET VALUE	146,168					
SOH/AGL Deduction	106,934					
ASSESSED VALUE	39,234					
TOTAL EXEMPTION VALUE	0					
BASE TAXABLE VALUE	39,234					
TOTAL JUST VALUE	146,168					
NCON VALUE	0					
INCOME VALUE						
PREVIOUS YEAR MKT VALUE	146,559					
5 YR PRCL CK, HOME LOOKS ABANDED						
COMBINED LAND LINES ACREAGE W/SFR						
2022 AG REMOVED NO RETURN CARD						
5 YR PRCL CK, CHG UNIT XFOB LN 1.						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1027/0700	3/06/2017	OR	U	I	18	0
GRANTOR: CARLAN ELEANOR SMITH						
GRANTEE: CARLAN CAREY CONRAD						
BUILDING NOTES						
BUILDING DIMENSIONS						
UOP=[YR=1993] W3 S10 FSP=[YR=1993] N10 W16 S10 E16\$ E3						
BAS=[YR=1993] W19 N10 W11 S52 E28 FSP=[YR=1993] W26 S10 E26						
N10\$ E2 N42\$ N10\$.						

EXTRA FEATURES												TOTAL OB/XF				86			
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				
2	0211	CONCRETE W	0	0	18	4		72.00	SF	6.00				6.00	86				

LAND DESCRIPTION												TOTAL OB/XF												86			
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	000100	C	SFR	0			0.00	0.00	16.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	120,000										