

SONGBIRD SUB BLOCK B
 LOT 18 OR 404 P 860
 OR 501 P 665 OR 581 P 434

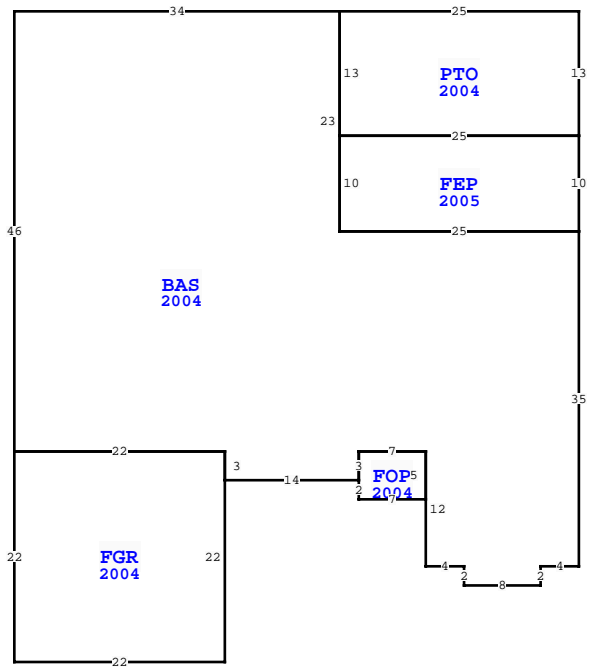
GRAHAM JOHNNY D/GRAHAM MEGHANN M
 8610 SHIPTON CIR
 BALL GROUND, GA 30107

2024

00-00-074-272-10223-B18

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB 100		
Frame	02	WOOD	FRAME 100		
Exterior Wall	05	HARDIE	BRD 70		
Exterior Wall	20	FACE	BRICK 30		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL 100		
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	70		
Interior Floo	14	CARPET	30		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		4	100		
Bathrooms		3	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	07	GOOD			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA	10		
NEIGHBORHOOD/LOC	272.00	1.05/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,389	100	2004	2,389	278,363
FEP	250	80	2005	200	23,304
FGR	484	50	2004	242	28,198
FOP	35	30	2004	10	1,166
PTO	325	5	2004	16	1,865
TOTALS	3,483			2,857	332,893

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2019								
Heated Area: 2589						HX Base Yr 2019					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			
Tax Group: 3			STANDARD
Tax Dist:			
BUILDING MARKET VALUE			332,893
TOTAL MARKET OB/XF VALUE			3,373
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			386,266
SOH/AGL Deduction			98,878
ASSESSED VALUE			287,388
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			237,388
TOTAL JUST VALUE			386,266
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			369,578
H5 DUE TO COA PER NCOA REPORT			
5 YR PRCL CH, CHG EXW & FLOR			
SOH PORTED W/W/ FROM 10378-A10/2019/GRAHAM			
XFOB LN 2-3, PU XFOB LN 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000358	RE-ROOF/SHINGLES-		05/24/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1014/0326	10/14/2016	WD	Q	I	01	265,000
GRANTOR: MCDANIELS CLARA L						
GRANTEE: GRAHAM JOHNNY D & M						
0990/0012	1/22/2016	QC	U	I	11	100
GRANTOR: JOHNSON JETUR T						
GRANTEE: MCDANIELS CLARA L						

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	0130	FIRE PLACE	0	100	0	0		1.00	UT 1,300.00	100	2004	2004	3	62	806	
2	0210	CONCRETE D	0	100	97	14		1,358.00	SF 6.00	100	2004	2004	3	23	1,874	
3	0211	CONCRETE W	0	100	72	3		216.00	SF 6.00	100	2004	2004	3	23	298	
4	0210	CONCRETE D	0	100	0	0		286.00	SF 6.00	100	2004	2004	3	23	395	

TOTAL OB/XF											
3,373											
BLD DATE	11/04/2020	MMAK	LGL DATE								
XF DATE	11/04/2020	MMAK	LAND DATE	11/04/2020							
INC DATE			AG DATE								

BUILDING NOTES											
PTO=[YR=2004] W25 BAS=[YR=2004] W34 S46 FGR=[YR=2004] S22 E22 N22 W22\$ E22 S3 E14 FOP=[YR=2004] S2 E7 N5 W7 S3\$ N3 E7 S12 E4 S2 E8 N2 E4 N35 FEP=[YR=2005] N10 W25 S10 E25\$ W25 N23\$ S13 E25 N13\$.											

LAND DESCRIPTION																								
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							