

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

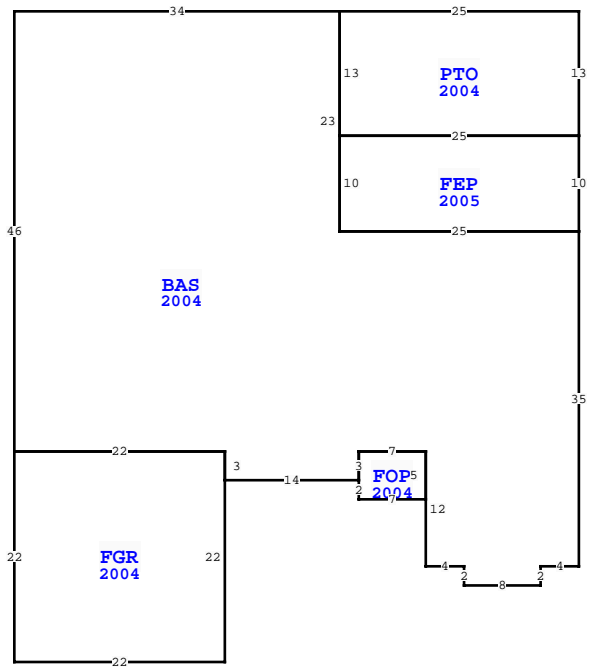
GRAHAM JOHNNY D/GRAHAM MEGHANN M  
 8610 SHIPTON CIR  
 BALL GROUND, GA 30107

**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
BAS	2,389	100	2004
FEP	250	80	2005
FGR	484	50	2004
FOP	35	30	2004
PTO	325	5	2004
TOTALS	3,483		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,857	144.2100	143.85	410,979	2004	2004	0	0	19.00	81.00
1 SINGLE FAM 100% - 2019 Heated Area: 2589 HX Base Yr 2019											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	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	HX HB	50,000	
BASE TAXABLE VALUE			237,388
TOTAL JUST VALUE			386,266
INCOME VALUE			0
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	1.00	UT	1,300.00	1,300.00	100	2004	2004	3	62	806	
2	0210	CONCRETE D	0	100	97	1,358.00	SF	6.00	6.00	100	2004	2004	3	23	1,874	
3	0211	CONCRETE W	0	100	72	216.00	SF	6.00	6.00	100	2004	2004	3	23	298	
4	0210	CONCRETE D	0	100	0	286.00	SF	6.00	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							

BUILDING DIMENSIONS									
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\$.									