

CAMELOT SUBDV LOT 29
 OR 469 P 658 OR 527 P 361
 OR 550 P 77 OR 548 P 215

COOKS CARVER L
 2495 MELROSE DR
 VALDOSTA, GA 31602

2024

00-00-076-293-10250-C29



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	90		
Exterior Wall	20	FACE	BRICK	10	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	11	CLAY TILE	30		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	2.	2.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	293.00	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	748	100	2005	748	72,408
FUS	476	100	2005	476	46,077
PTO	170	5	2005	8	774
TOTALS	1,394			1,232	119,260

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TWNHSE	0%	- 0		Heated Area: 1224					HX Base Yr			
BLD DATE 04/24/2017 MMSR LGL DATE 04/24/2017 MMSR XF DATE 04/24/2017 MMSR LAND DATE 04/24/2017 MMSR INC DATE													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			119,260
TOTAL MARKET OB/XF VALUE			587
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			134,847
SOH/AGL Deduction			59,344
ASSESSED VALUE			75,503
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			75,503
TOTAL JUST VALUE			134,847
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			113,394
5 YR PRCL CK, CHG EYB 2005 TO 2015, XFOBS			
5 YR PRCL CH N/C			
5 YR PRCL CH, N/C			
QUESTIONNAIRE RTND COMPLETED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
32241	TOWNHOUSE	0	08/13/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0620/0158	10/03/2005	WD	Q	V		126,000	
GRANTOR: DARLEY							
GRANTEE: COOKS							
0587/0006	4/05/2005	WD	Q	I		110,000	
GRANTOR: WAKULLA BUILDERS							
GRANTEE: DARLEY							

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	0211	CONCRETE W	0	0	21	4		84.00	SF	6.00	100	2005	2005	3	67	338
2	0955	PRIVACY FE	0	0	0	0		20.00	LF	15.00	100	2005	2005	3	83	249

BUILDING NOTES

BUILDING DIMENSIONS
PTO=[YR=2005] W17 S10 E17 BAS=[YR=2005] W17 S44 E17 N44\$ PTR= E10 FUS=[YR=2005] S28 E17 N28 W17\$ W10\$ N10\$.

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	000100	C	SFR	0			17.00	75.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							