LOT 90 HS P-11-4-M-27
A PARCEL IN THE SE 1/4 OF LOT
90/396 FF ON HWY 98

3D RV, INC
128 HEATH RD
CAROLLTON, GA 30116

2024

00-00-090-000-11634-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM	4	MKT AREA	08
NEIGHBORHOOD/LOC	000	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

COASTAL HWY, CRAWFORDVILLE

BLD DATE			LGL DATE	
XF DATE	03/29/2021	FRJS	LAND DATE	03/29/2021 FRJS
INC DATE			AG DATE	

EXTRA FEATURES

LN	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

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	178,350
TOTAL MARKET VALUE	178,350
SOH/AGL Deduction	18,473
ASSESSED VALUE	159,877
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,877
TOTAL JUST VALUE	178,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,453

COMB PRCL 11626-013 5 AC M/L

OR 1325 P 290 UNITY TITLE

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1237/0301	10/29/2021	WD	Q	V	05	205,000
GRANTOR: SHAW SECURITIES, INC.						
GRANTEE: 3D RV, INC						
0946/0560	7/08/2014	WD	U	V	12	55,000
GRANTOR: CENTENNIAL BANK						
GRANTEE: SHAW SECURITIES, IN						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002820	C	RV PARK	0		CTTP	0.00	0.00	11.89	AC		1.00	1.00	1.00	15,000.00	15,000.00	178,350							

REVIEW DATE 01/08/2022 BY ITPB Total Acres: 11.89 Total Land Value: 178,350 Market: 0 Agricultural: 0 Common: 178,350 PRINTED 04/22/2026 BY SYS