

LOT 115 HS P-17-M-25-D
IN SW 1/4 OF LOT 115 HS
AS PER DB 56 P 484 & 485

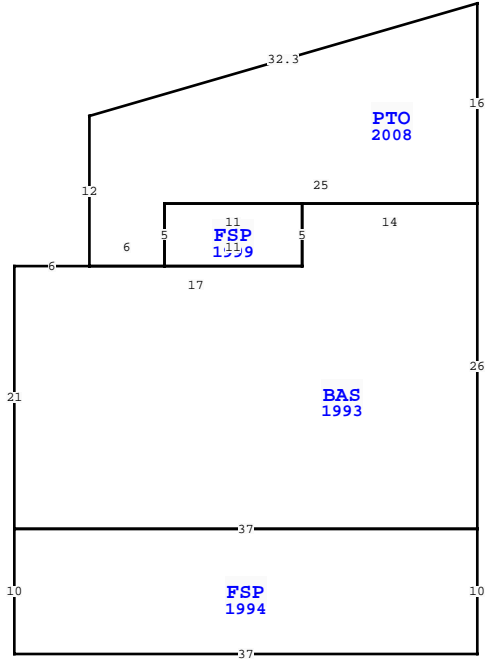
PHILLIPS MARK H
2703 LANGLAND CT
ALBANY, GA 31721

2024

00-00-115-000-11893-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	09	PINE WOOD	70
Interior Floor	11	CLAY TILE	30
Heating Type	02	CONVECTION	100
Air Condition	02	WINDOW	100
Bedrooms		2	100
Bathrooms		1	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	05
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	847	100	1993
FSP	370	55	1994
FSP	55	55	1999
PTO	387	5	2008
TOTALS	1,659		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,100	91.7150	87.13	95,843	1950	1960		0	0	60.00	40.00	
1 SINGLE FAM 0% - 0 Heated Area: 847 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			38,337
TOTAL MARKET OB/XF VALUE			560
TOTAL LAND VALUE - MARKET			5,000
TOTAL MARKET VALUE			43,897
SOH/AGL Deduction			0
ASSESSED VALUE			43,897
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			43,897
TOTAL JUST VALUE			43,897
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			43,658
PU XFOB LN 4			
5 YR PRCL CH, CHG QUAL, CORR DIMENS XFOB LN 1			
5 YR PRCL CH, PU CORR TRAV, PU XFOB LN 3			
NEW TRAV, DEL FUNC, CHG FLOOR & EYB, PU BEDS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
32249	REROOF & SIDING	0	08/16/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1015/0464	10/28/2016	WD	U	I	30	100
GRANTOR: PHILLIPS JOHN H & MAR						
GRANTEE: PHILLIPS MARK H						
0412/0690	7/05/2001	WD	U	I		100
GRANTOR: ADAMS ALVIN E						
GRANTEE: PHILLIPS JOHN H & M						

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	0955	PRIVACY FE	0	0	45	26		15.00	15.00	100	1998	1998	3	0	0	
2	0700	PORT BLDG	0	0	12	8		8.00	8.00	100	2008	2008	3	70	538	
3	0605	PORT VINYL	0	0	5	3		0.00	0.00	100	2013	2013	3	57	0	
4	0211	CONCRETE W	0	0	6	3		6.00	6.00	100	1993	1993	3	20	22	
TOTALS														560		

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							