

LOT 115 HS P-20-M-25D AND
P-21 ALSO LOTS 11 & 12 PARCEL
OF LAND NOT OF SAID LOTS

STUART COVE, LLC
242 CAMP CREEK RD SW
LILBURN, GA 30047

2024

00-00-115-000-11896-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	08	WD ON PLY	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		2	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	12	AVERAGE	100
Quality	03	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	1,612	100	1993
FOP	280	30	1993
FSP	170	55	1993
PTO	360	5	1994
UDG	576	55	1993
USP	120	40	2018
UST	288	45	1993
TOTALS	3,406		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,303	103.0000	97.85	225,349	1977	1990	0	0	33.00	67.00
1 SINGLE FAM 0% - 0 Heated Area: 1612 HX Base Yr											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	150,984		
TOTAL MARKET OB/XF VALUE	2,630		
TOTAL LAND VALUE - MARKET	10,000		
TOTAL MARKET VALUE	163,614		
SOH/AGL Deduction	0		
ASSESSED VALUE	163,614		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	163,614		
TOTAL JUST VALUE	163,614		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	166,023		
NO VISUAL DAMAGE FROM STORM, LEFT CARD TO REPORT.			
5 YR PRCL CK, CK FROM 2023 VERIFIED, TAKE VAL OUT			
MM 5YR CK ENT COND 12 8/14/2023			
INCR EYB 1986-1990 PRMT OB21-000113			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000113	RE-ROOF-CO	0	03/10/2021
18000549	CARPORT-CO	0	05/16/2018
18000175	MECH	0	05/03/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0714/0829	6/11/2007	QC	Q	I	02	100
GRANTOR: CARROLL MELVIN						
GRANTEE: STUART COVE, LLC						
0547/0432	7/14/2004	WD	U	I		155,000
GRANTOR: LEE						
GRANTEE: CARROLL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0055	PORTABLE C	0	0	25	18	450.00	SF	3.00	3.00	100
2	0210	CONCRETE D	0	0	12	12	144.00	SF	6.00	6.00	100
3	0211	CONCRETE W	0	0	7	5	35.00	SF	6.00	6.00	100
4	0625	PORT WD UT	0	0	16	10	160.00	SF	6.00	6.00	100
5	0055	PORTABLE C	0	0	14	24	336.00	SF	3.00	3.00	100
6	0940	OPEN SHED	0	0	4	16	64.00	SF	4.00	4.00	100
7	0940	OPEN SHED	0	0	9	10	90.00	SF	4.00	4.00	100
8	0211	CONCRETE W	0	0	9	10	90.00	SF	6.00	6.00	100

BLD DATE		06/06/2018	FRSR	LGL DATE	06/06/2018	FRSR
XF DATE		06/06/2018	FRSR	LAND DATE		06/06/2018
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W14 S8 W12 L3 U3 W3 L3 D3 W10 USP=[YR=2018] N10 W12 S10 E12\$ W14 PTR=W15 UDG=[YR=1993] N24 W4 N4 W12 S4 W6 UST=[YR=1993] W12 S24 E12 N24\$ S24 E22\$ E15\$ S28 E31 POP=[YR=1993] S10 E28 PTO=[YR=1994] E12 N30 W12 S30\$ N10 FSP=[YR=1993] N17 W10 S17 E10\$ W28\$ E18 N17 E10 N19\$.	

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	DPTH 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	2.00	UT		1.00	1.00	1.00	5,000.00	5,000.00	10,000							