

SNUG HARBOR LOT 1
 OR 87 P 69 OR 101 P 930
 OR 161 P 477 OR 207 P 321

FRANKLIN MAXWELL R/FRANKLIN KIMBERLY D
 P O BOX 3593
 PHENIX CITY, AL 36868

2024

00-00-121-148-11964-A01

ELEMENT		CD	CONSTRUCTION		
Foundation	05		PILE CONCR	100	
Frame	02		WOOD FRAME	100	
Exterior Wall	12		CEDAR/CYPR	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	13		GALVALUM	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	07		VYL PLANK	100	
Heating Type	13		HEAT PUMP	100	
Air Condition	13		HEAT PUMP	100	
Bedrooms			2	100	
Bathrooms			2.5	100	
Story Height			0	100	
Stories	2.5		2.5	100	
Units			0	100	
Quality	03		AVERAGE		
DOR CODE	0401 TOWNHOUSE				
MAP NUM	4	MKT AREA	06		
NEIGHBORHOOD/LOC	148.00		1.20/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	507	100	1982	507	63,473
FOP	33	30	1982	10	1,252
FOP	87	30	1982	26	3,255
FOP	195	30	1982	58	7,261
FUS	132	100	1982	132	16,525
FUS	561	100	1982	561	70,233
PCP	618	10	1982	62	7,762
UST	48	45	1982	22	2,754
TOTALS	2,181			1,378	172,517

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		205,377	1982	2010	0	0	16.00	84.00
Heated Area: 1200 HX Base Yr											
BLD DATE	08/07/2018		MMJT	LGL DATE	08/07/2018		MMJT	AG DATE			
XF DATE	08/07/2018		MMJT	LAND DATE	08/07/2018		MMJT	AG DATE			
INC DATE											

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE				172,517		
TOTAL MARKET OB/XF VALUE				210		
TOTAL LAND VALUE - MARKET				50,000		
TOTAL MARKET VALUE				222,727		
SOH/AGL Deduction				23,592		
ASSESSED VALUE				199,135		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				199,135		
TOTAL JUST VALUE				222,727		
NCON VALUE				50		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				180,986		
MM 5YR CK CORR RCVR TO 13, PU XFOB 3/9/2023						
5 YR PRCL CK, N/C						
TRAV W/ BLDG TYPE 1200, CHG RSTR & EYB						
5 YR PRCL CH, DEL XFOB LN 3 (TWNHSE) & PU IN						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
201072	DOCK/SEAWALL	0	02/10/2010			
32640	REROOF	0	11/19/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/0481	2/07/2024	WD Q	Q	I	01	320,000
GRANTOR: SANDERS RICHARD JASON						
GRANTEE: FRANKLIN MAXWELL R						
1168/0084	9/04/2020	WD Q	Q	I	01	241,000
GRANTOR: PEAKS DONALD EDISON &						
GRANTEE: SANDERS RICHARD JAS						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1982] W7 S3 W11 S27 PTR=W10 FUS=[YR=1982] N33 W7 FOP=[YR=1982] W11 S3 E11 N3\$ S3 W11 S30 FOP=[YR=1982] S6 E11 N3 E7 N3 W18\$ E18\$ E10\$ FOP=[YR=1982] S12 PTR=S10 PCP=[YR=1982] S11 UST=[YR=1982] S12 E4 N12 W4\$ E4 S12 W4 S14 E18 N37 W18\$ N10\$ E11 N3 E7 N9 W18\$ E18 N30\$ PTR=E10 FUS=[YR=1982] S12 E11 N12 W11\$ W10\$.						

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	0250	ASPHALT AV	0	0	0			400.00	100	1983	1983	3	20	160	
4	0210	CONCRETE D	0	0	3	SF	6.00	42.00	100	2024	1983	AV	20	50	

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	000810	C	TOWNHOUSE1	0			18.00	115.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							