

FIDDLER'S COVE SUB LOT 13
 OR 402 P 542 OR 448 P 274
 OR 500 P 412 OR 507 P 897

CHAGNON GARY/CHAGNON KARA
 3629 WAYSIDE ROAD
 KINGSTON, GA 30145

2024

00-00-121-274-11968-A13



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																		VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 30,000 TOTAL MARKET VALUE 30,000 SOH/AGL Deduction 2,500 ASSESSED VALUE 27,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 27,500 TOTAL JUST VALUE 30,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 25,000 COA PER NCOA REPORT 5 YR PRCL CK, N/C 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 1217/0052 6/30/2021 WD Q V 01 29,000 GRANTOR: THOMPSON CARRIE M GRANTEE: CHAGNON GARY & KARA 1098/0606 1/25/2019 WD Q V 01 11,000 GRANTOR: BOUTWELL W KENNETH JR GRANTEE: THOMPSON CARRIE M BUILDING NOTES BUILDING DIMENSIONS									
DOR CODE 0000 VACANT RESIDENTIAL																											
MAP NUM 4 MKT AREA 06																											
NEIGHBORHOOD/LOC 274.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						FIDDLERS TRCE, CRAWFORDVILLE																					
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												

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	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							