

FIDDLER'S COVE SUB PHASE 2
 LOT 23 OR 402 P 519-536
 OR 499 P 817 OR 941 P 832

HARBAR HOLDINGS LLC
 PO BOX 786
 EAST ELLIJAY, GA 30539

2024

00-00-121-285-11968-B23



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 5 YR CK, VCNT PRCL 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 1370/0529 7/26/2024 QC U V 11 100 GRANTOR: BOND BARBARA S GRANTEE: HARBAR HOLDINGS LLC 1251/0476 2/11/2022 WD Q V 05 84,000 GRANTOR: HATCHETT-FUQUA PROPER GRANTEE: BOND BARBARA S 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	DPHT 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							