

RIVER SHORE HEIGHTS  
 BLOCK A LOT 2  
 OR 34 P 290 & OR 104 P 45

CHONTOS STEVEN E/CHONTOS RENAE J  
 170 RIDGE ROAD  
 TYRONE, GA 30290

2024

01-6S-02W-034-03590-000



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	03	MASONRY		100	
Exterior Wall	17	CB	STUCCO	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT	VINYL	100	
Heating Type	14	MINI	SPLIT	100	
Air Condition	14	MINI	SPLIT	100	
Bedrooms		1		100	
Bathrooms		2		100	
Story Height		0		100	
Stories	1.5	1.5		100	
Units		0		100	
Quality	08	FAIR			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	4	MKT AREA		03	
NEIGHBORHOOD/LOC	34.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	966	100	1993	966	52,282
FGR	920	50	1993	460	24,896
FUS	220	100	1996	220	11,907
TOTALS	2,106			1,646	89,084

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,646	99.9450	94.95	156,288	1961	1980		0	43.00	57.00
1 SINGLE FAM 0% - 0 Heated Area: 1186 HX Base Yr											
BLD DATE 02/11/2019 MMAK LGL DATE 02/11/2019 MMAK XF DATE INC DATE LAND DATE AG DATE											

WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	89,084		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	1,500		
TOTAL MARKET VALUE	90,584		
SOH/AGL Deduction	0		
ASSESSED VALUE	90,584		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	90,584		
TOTAL JUST VALUE	90,584		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	92,144		

PRCL:0:2: OF AIRPORT. EB 03/23			
PRCL:0:1: ADJ FOR BEING IN APPROACH AND DEPARTURE			
5 YR PRCL CH, CHG QUAL			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101092	RE-ROOF	0	11/09/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1209/0086	5/14/2021	WD Q	Q	I	05	115,000
GRANTOR: KEISTER THOMAS JOE						
GRANTEE: CHONTOS STEVEN E &						
0104/0045	6/01/1984	WD U	V			10,000
GRANTOR:						
GRANTEE:						

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
24 BAY DR, PANACEA																
TOTALS 0																

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=1993] W20 BAS=[YR=1993] W21 S46 E21 N46\$ S46 E20 N46\$ PTR= E10 FUS=[YR=1996] E10 S22 W10 N22\$ W10\$ .

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			75.00	100.00	1.00	LT		1.00	1.00	0.10	15,000.00	1,500.00	1,500							