

RIVER SHORE HEIGHTS
BLOCK C LOT 4
OR 53 P 80 OR 270 P 380

GAVIN MARK A/BLOCK III CARNIE R
1257 HOOKS MILL RD
LESLIE, GA 31764

2024

01-6S-02W-034-03598-004



ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	04	SINGLE SID 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Heating Type	02	CONVECTION 100
Air Condition	02	WINDOW 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 0		135,469	1960	1979	0	0	52.80	47.20	

Heated Area: 1360 HX Base Yr

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	680	100	1993	680	30,132
FOP	120	30	1995	36	1,595
FOP	144	30	1995	43	1,905
FUS	680	100	1993	680	30,132
PTO	80	5	1996	4	177
TOTALS	1,704			1,443	63,941

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	0211	CONCRETE W	0	0	16	3	48.00	SF	6.00	6.00	100	1994	1994	3	20	58	
2	0700	PORT BLDG	0	0	10	6	60.00	SF	8.00	8.00	100	1980	1980	3	20	96	

BLD DATE	10/01/2018	MMSS	LGL DATE	
XF DATE	10/01/2018	MMSS	LAND DATE	10/01/2018
INC DATE			AG DATE	
TOTAL OB/XF 154				

LAND DESCRIPTION																								
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			80.00	125.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

BLD DATE	10/01/2018	MMSS	LGL DATE	
XF DATE	10/01/2018	MMSS	LAND DATE	10/01/2018
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			63,941
TOTAL MARKET OB/XF VALUE			154
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			84,095
SOH/AGL Deduction			1,864
ASSESSED VALUE			82,231
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			82,231
TOTAL JUST VALUE			84,095
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			74,755
INCR EYB 1975-1979 ROOF OVER OB23-72 CC 5/16/2023			
5YR PRCL CK NC MM			
5 YR PRCL CK, CHG EXW2% TO 20, CHG QUAL TO 08			
CHG FLOOR, DEL XFOB LN 3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000072	ROOF OVER-CC	0	03/09/2023
32772	REROOF	0	12/07/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0590/0859	4/28/2005	WD Q	Q	I		185,000
GRANTOR: SCHMIDT DONAHUE H & K						
GRANTEE: GAVIN MARK & BLOCK						
0416/0710	8/10/2001	WD Q	Q	I		65,000
GRANTOR: FLYNT JAMES E & CAROL						
GRANTEE: SCHMIDT DONAHUE H &						

BUILDING NOTES												
BAS=[YR=1993] W20 S34 E20 FOP=[YR=1995] W20 S6 PTO=[YR=1996] N20 W4 S20 E4\$ E20 N6\$ PTR=E10 FOP=[YR=1995] S6 E24 N6 FUS=[YR=1993] N34 W20 S34 E20\$ W24\$ W10\$ N34\$.												

BUILDING DIMENSIONS												
BAS=[YR=1993] W20 S34 E20 FOP=[YR=1995] W20 S6 PTO=[YR=1996] N20 W4 S20 E4\$ E20 N6\$ PTR=E10 FOP=[YR=1995] S6 E24 N6 FUS=[YR=1993] N34 W20 S34 E20\$ W24\$ W10\$ N34\$.												