TIDE CREEK LANDING SUB LOT 7
OR 407 P 734 OR 494 P 614
OR 520 P 300 OR 1017 P 386 DC

SOUTHEASTERN RURAL LAND CO
419 WILLACOOCHEE HWY
DOUGLAS, GA 31535

**2024**

**01-6S-02W-286-03569-A07**

## WAKULLA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT RESIDENTIAL | |
| MAP NUM | 4 | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 286.00 | 1.10/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

TURTLE CREEK LN, PANACEA

| | | | |
|---|---|---|---|
| BLD DATE | 08/20/2008 MMSR | LGL DATE | 02/12/2019 MMSS |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 34,600 |
| TOTAL MARKET VALUE | 34,600 |
| SOH/AGL Deduction | 7,540 |
| ASSESSED VALUE | 27,060 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 27,060 |
| TOTAL JUST VALUE | 34,600 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 24,600 |

5 YR CK, VCNT PRCL

5 YR PRCL CK, N/C

SARA J CLEVELAND DOD 9-22-2009 OR 1017 P 386

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 |
|---|---|---|---|---|---|---|
| 1258/0784 | 4/01/2022 | WD | Q | V | 01 | 32,500 |
| GRANTOR: VAUGHN DAVID | | | | | | |
| GRANTEE: SOTHEASTERN RURAL L | | | | | | |
| 1022/0167 | 12/23/2016 | WD | Q | V | 01 | 12,000 |
| GRANTOR: ALDRIDGE BRYAN M & HO | | | | | | |
| GRANTEE: VAUGHN DAVID | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### EXTRA FEATURES

| LN | 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 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | 34,600.00 | 34,600.00 | 34,600 | | | | | | | |

REVIEW DATE 01/08/2022 BY ITLA Total Acres: 0.00 Total Land Value: 34,600 Market: 0 Agricultural: 0 Common: 34,600 PRINTED 05/20/2026 BY SYS