

TIDE CREEK LANDING SUBD LOT 49  
 OR 407 P 734 OR 513 P 513  
 OR 1223 P 129

CHHOENG SOTHEA/CHHOENG CHENDA ETAL  
 807 CLIFFORD ST  
 ATHENS, TX 75751

2024

01-6S-02W-286-03569-A49



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 34,600 TOTAL MARKET VALUE 34,600 SOH/AGL Deduction 14,030 ASSESSED VALUE 20,570 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 20,570 TOTAL JUST VALUE 34,600 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 24,600									
DOR CODE 0000 VACANT RESIDENTIAL																	MARY NOEL DC OR 1223 P 128										
MAP NUM 4 MKT AREA 03																	COA PER NCOA TRIM REPORT										
NEIGHBORHOOD/LOC 286.00 1.10/																	5 YR PRCL CK, N/C										
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																	5 YR PRCL CH, N/C										
TOTALS																	PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 1223/0129 7/30/2021 WD Q V 01 22,400 GRANTOR: NOEL G LEROY GRANTEE: CHHOENG SOTHEA & CH 0513/0513 11/17/2003 WD Q V 82,000 GRANTOR: PANFLAA DEVELOPMENT L GRANTEE: NOEL LEROY & MARY										
EXTRA FEATURES																	BLD DATE 08/18/2008 MMSR LGL DATE 11/14/2013 MMSR XF DATE INC DATE TURTLE CREEK LN, PANACEA										
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	BUILDING NOTES											
BUILDING DIMENSIONS																											
LAND DESCRIPTION																	TOTAL OB/XF 0										
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	34,600.00	34,600.00	34,600										
REVIEW DATE 02/12/2019 BY MMS Total Acres: 0.00 Total Land Value: 34,600 Market: 0 Agricultural: 0 Common: 34,600 PRINTED 04/01/2026 BY SYS																											