BAYSHORE SUBD
BLOCK A LOT 4
OR 38 P 585 & OR 86 P 503

GRIFFIN GARY D/GRIFFIN KRISTEN M
109 MAGNOLIA LN
BAINBRIDGE, GA 39819

2024

02-6S-02W-094-03666-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	94.00	1.00/	

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

21 JOE DR, PANACEA

BLD DATE		LGL DATE	
XF DATE	08/30/2018 MMSR	LAND DATE	08/30/2018 MMSR
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	803
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	120,803
SOH/AGL Deduction	0
ASSESSED VALUE	120,803
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,803
TOTAL JUST VALUE	120,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,880

5 YR CK, VCNT PRCL

MM 2022 5 YR CK NC

5 YR PRCL CH, N/C

5 YR PRCL CH, CHG PRCL CODE TO VACANT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00033	BOATHOUSE	0	08/16/2023
29346	SEAWALL	0	08/14/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/0787	3/31/2023	WD	Q	V	01	105,000
GRANTOR: CHIVERS SCOTT R & LES						
GRANTEE: GRIFFIN GARY D & KR						
1261/0103	4/11/2022	WD	Q	I	01	95,000
GRANTOR: WOLF FATRIN & VICTOR						
GRANTEE: CHEVERS SCOTT R & L						

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
1	0870	SEAWALL AL	0	0	0	0	75.00	LF	51.00	51.00	100	2003	2003	3	21	803	

LAND DESCRIPTION

TOTAL OB/XF 803

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		R1	75.00	110.00	1.00	LT		1.00	1.00	6.00	20,000.00	120,000.00	120,000							

REVIEW DATE 12/12/2022 BY MMLA Total Acres: 0.19 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 05/06/2026 BY SYS