

RIVER BEND SUBD
 BLOCK C LOT 11
 OR 63 P 959 OR 82 P 296

BASS RUSSELL PAUL/BASS MELISSA PEEPLES
 2405 ROOK RD
 OCHLOCKNEE, GA 31773

2024

03-6S-02W-036-03811-011


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 20,000 TOTAL MARKET VALUE 20,000 SOH/AGL Deduction 0 ASSESSED VALUE 20,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 20,000 TOTAL JUST VALUE 20,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 22,000 5 YR PRCL CK NC MM 5 YR PRCL CK, N/C 5 YR PRCL CH, N/C ADD CHG PER USPS PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1251/0719 1/25/2022 CD U V 11 23,900 GRANTOR: YUHAS JOSEPH GRANTEE: BASS RUSSELL PAUL & 1249/0772 1/25/2022 WD Q V 01 23,900 GRANTOR: YUHAS JOSEPH GRANTEE: BASS RUSSELL PAUL & BUILDING NOTES BUILDING DIMENSIONS										
DOR CODE 0000 VACANT RESIDENTIAL																									
MAP NUM 4 MKT AREA 03																									
NEIGHBORHOOD/LOC 36.100 1.00/																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																				
TOTALS																									
EXTRA FEATURES						RIVER DR, 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										
																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	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			80.00	200.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000								
REVIEW DATE 12/20/2022 BY MMLW Total Acres: 0.37 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 04/08/2026 BY SYS																									