RIVER BEND SUB
BLOCK D LOT 21
OR 829 P 820

FLEMMING ELIZABETH KEA
1805 RUTLAND RD
TIFTON, GA 31793

2024

03-6S-02W-036-03840-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	000	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

98 RIVER DR, PANACEA

BLD DATE		LGL DATE	09/21/2018 MMJT
XF DATE		LAND DATE	
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	0
TOTAL LAND VALUE - MARKET	145,000
TOTAL MARKET VALUE	145,000
SOH/AGL Deduction	0
ASSESSED VALUE	145,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,000
TOTAL JUST VALUE	145,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,000

5 YR PRCL CK NC MM

COA PER NCOA REPORT

COA PER OWNER PHONE CALL

5 YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00043	PIER, TERMINUS, B		09/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1265/0571	5/04/2022	WD	Q	V	01	159,900
GRANTOR: YUHAS JOSEPH SR						
GRANTEE: FLEMMING ELIZABETH						
1226/0535	8/25/2021	WD	Q	V	01	105,000
GRANTOR: CHASE JOSEPH CRAIG						
GRANTEE: YUHAS JOSEPH SR						

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	000132	C	SFR RIVER	0			80.00	175.00	1.00	UT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							

REVIEW DATE 12/22/2022 BY MMLW Total Acres: 0.32 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 04/08/2026 BY SYS