RIVER BEND SUBD
BLOCK D LOT 30
OR 44 P 965 & OR 54 P 298

WIREGRASS MANAGEMENT LLC
1510 MILLPOND RD
THOMASVILLE, GA 31792

2024

03-6S-02W-036-03850-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	36.00	1.35/	

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

134 RIVER DR, PANACEA

BLD DATE	03/06/2006	KLFS	LGL DATE		
XF DATE	03/06/2006	KLFS	LAND DATE	09/21/2018	MMJT
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	181,250
TOTAL MARKET VALUE	181,250
SOH/AGL Deduction	60,250
ASSESSED VALUE	121,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,000
TOTAL JUST VALUE	181,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,250

5 YR PRCL CK NC MM
5 YR PRCL CK, N/C
5 YR PRCL CH, N/C
5 YR PRCL CK N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061463	DEMO SFD	0	09/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1227/0420	9/01/2021	WD	Q	V	01	125,000
GRANTOR: HIGHSMITH ROBERT & SU						
GRANTEE: WIREGRASS MANAGEMEN						
1096/0199	12/31/2018	WD	U	V	11	100
GRANTOR: HIGHSMITH SUSAN T TRU						
GRANTEE: HIGHSMITH ROBERT &						

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	180.00	1.00	LT		1.00	1.00	1.25	145,000.00	181,250.00	181,250							

REVIEW DATE 01/03/2023 BY MMLW Total Acres: 0.33 Total Land Value: 181,250 Market: 0 Agricultural: 0 Common: 181,250 PRINTED 04/01/2026 BY SYS