

RIVER BEND SUBD  
BLOCK D LOT 33  
OR 45 P 628

OR 124 P 200

RUSH KENNETH C/RUSH ROBERT J  
436 S HANSELL ST  
THOMASVILLE, GA 31792

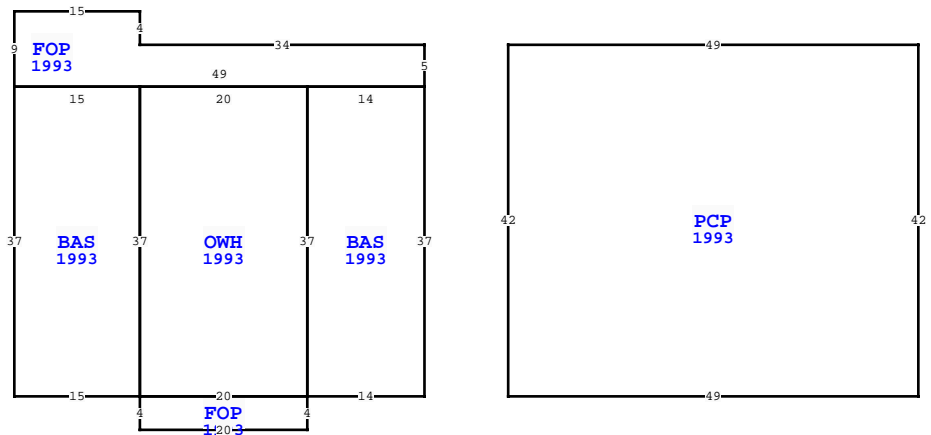
2024

03-6S-02W-036-03851-033



ELEMENT		CD		CONSTRUCTION	
Foundation	04	PILE WOOD	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	PARQUET	50		
Interior Floor	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	08	FAIR			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	03		
NEIGHBORHOOD/LOC	150.00	1.65/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	518	100	1993	518	59,323
BAS	555	100	1993	555	63,561
FOP	80	30	1993	24	2,748
FOP	305	30	1993	92	10,536
OWH	740	100	1993	740	84,747
PCP	2,058	10	1993	206	23,592
TOTALS	4,256			2,135	244,507

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0% - 0			370,465	1989	1989	0	0	34.00	66.00
Heated Area: 1813 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	244,507		
TOTAL MARKET OB/XF VALUE	8,585		
TOTAL LAND VALUE - MARKET	145,000		
TOTAL MARKET VALUE	398,092		
SOH/AGL Deduction	8,829		
ASSESSED VALUE	389,263		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	389,263		
TOTAL JUST VALUE	398,092		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	401,825		
CORRECTION TO KEYED FIELD WORK.			
MM 5 YR CK, PU NEW TRV, PU XFOBS.			
ADD PD%50 TO XFOB 0051 AND 0620			
ADD NBHD CODE 150, DELETE XFOB #1,#2,#3 AND A			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000830	REROOF	0	05/17/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0362	3/08/2024	TR	U	I	11	100
GRANTOR: RUSH ROBERT G TRUSTEE						
GRANTEE: RUSH KENNETH C.						
1117/0136	7/12/2019	WD	Q	I	01	230,000
GRANTOR: WALSH RON E & ROBERT						
GRANTEE: RUSH ROBERT G TRUST						

EXTRA FEATURES																		
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		
1	0330	BOAT SHED	0	0	26	16			416.00	SF	15.00	1999	1999	3	20	1,248		
2	0210	CONCRETE D	0	0	14	4			56.00	SF	6.00	1989	1989	3	20	67		
3	0210	CONCRETE D	0	0	14	4			56.00	SF	6.00	1989	1989	3	20	67		
4	0130	FIRE PLACE	0	0	0	0			1.00	UT	1,300.00	2017	2017	3	88	1,144		
5	0211	CONCRETE W	0	0	3	3			9.00	SF	6.00	1989	1989	3	20	11		
6	0211	CONCRETE W	0	0	5	5			25.00	SF	6.00	1989	1989	3	20	30		
7	0051	CARPET UN	0	0	22	32			896.00	SF	12.00	50	1993	1993	3	50	5,376	
8	0620	WOOD UTL B	0	0	6	32			192.00	SF	6.00	50	1993	1993	3	50	576	
9	0060	DECK WOOD	0	0	5	4			20.00	SF	5.00	50	1993	1993	3	50	50	
10	0060	DECK WOOD	0	0	4	4			16.00	SF	5.00	100	1993	1993	3	20	16	

BUILDING NOTES			
11 RIVER CV, PANACEA			

BUILDING DIMENSIONS			
FOP=[YR=1993] W34 N4 W15 S9 E49 BAS=[YR=1993] W14 S37			
OWH=[YR=1993] N37 W20 S37 BAS=[YR=1993] N37 W15 S37 E15\$ E20\$			
FOP=[YR=1993] W20 S4 E20 N4\$ E14 PTR=E10 PCP=[YR=1993] E49			
N42 W49 S42\$ W10\$ N37\$ N5\$.			

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			93.00	214.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							