

RIVER BEND ESTATES (UNREC)
 BLK C LOT 2 OR 85 P 504-508
 OR 90 P 980 OR 482 P 68

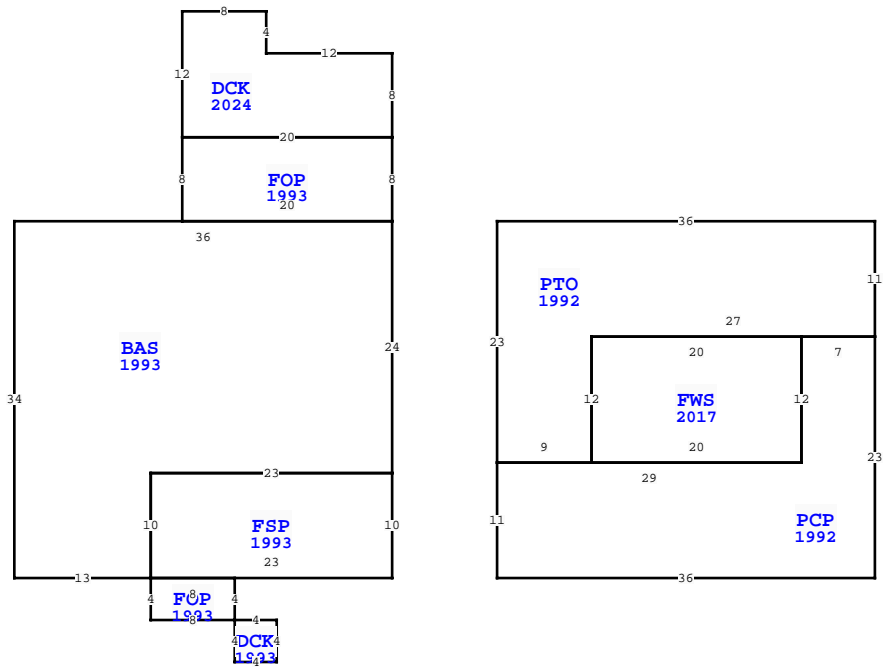
KILLGORE JIM
 9152 COFFEE RD
 HAHIRA, GA 31632

2024

03-6S-02W-129-03707-020

ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,380	105.3000	100.04	138,055	1985	1985	0	0	0 38.00	62.00
1 SINGLE FAM 0% - 0 Heated Area: 994 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			85,594
TOTAL MARKET OB/XF VALUE			21,214
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			124,808
SOH/AGL Deduction			0
ASSESSED VALUE			124,808
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			124,808
TOTAL JUST VALUE			124,808
NCON VALUE			1,502
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			118,860
MM 5YR CK, PU DCK IN TRAV/PU XFOB 1/10/23			
XFOB LN 5, PU LN 7&8			
5 YR PRCL CK, CHG RCVR, PU NEW TRAV, CHG CODE			
TC COA FORM 229-941-54400R 890-0474 CONNIE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

QUALITY	08	FAIR			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	994	100	1993	994	61,653
DCK	16	10	1993	2	124
DCK	192	10	2024	19	1,179
FOP	32	30	1993	10	620
FOP	160	30	1993	48	2,977
FSP	230	55	1993	126	7,815
FWS	240	45	2017	108	6,698
PCP	480	10	1992	48	2,977
PTO	504	5	1992	25	1,551
TOTALS	2,848			1,380	85,594

30 RIVERVIEW RD, PANACEA

BLD DATE	09/19/2018	MMLC	LGL DATE	
XF DATE	09/19/2018	MMLC	LAND DATE	09/19/2018
INC DATE			AG DATE	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0980/0359	9/10/2015	WD	Q	I	01	119,000
GRANTOR: NORMAN CONNIE						
GRANTEE: KILLGORE JIM						
0920/0338	8/20/2013	WD	Q	I	01	115,000
GRANTOR: SANTANGINI JOHN A & B						
GRANTEE: NORMAN CONNIE						

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	0220	POOL VINYL	0	0 16 32	512.00	SF	60.00	60.00	100	1960	1960	3	40	12,288	
2	0210	CONCRETE D	0	0 0 0	1,350.00	SF	6.00	6.00	100	1992	1992	3	20	1,620	
3	0080	4' CHAINLI	0	0 540 0	540.00	LF	13.00	13.00	100	2001	2001	3	20	1,404	
4	0211	CONCRETE W	0	0 64 3	192.00	SF	6.00	6.00	100	1992	1992	3	20	230	
5	0211	CONCRETE W	0	0 0 0	840.00	SF	6.00	6.00	100	1993	1993	3	20	1,008	
6	0130	FIRE PLACE	0	0 0 0	1.00	UT	1,300.00	1,300.00	100	2003	2003	3	60	780	
7	0210	CONCRETE D	0	0 44 16	704.00	SF	6.00	6.00	100	2017	2017	3	76	3,210	
8	0210	CONCRETE D	0	0 0 0	77.00	SF	6.00	6.00	100	2017	2017	3	76	351	
10	0955	PRIVACY FE	0	0 0 0	22.00	LF	15.00	15.00	100	2024	2021	AV	98	323	

BUILDING NOTES									
BAS=[YR=1993;ORIG=0,8] W36 S34 E13 N10 E23 N24 \$									
PTO=[YR=1992;ORIG=10,31] E9 N12 E27 N11 W36 S23 \$									
PCP=[YR=1992;ORIG=10,42] E36 N23 W7 S12 W29 S11 \$									
FWS=[YR=2017;ORIG=19,19] S12 E20 N12 W20 \$									
FSP=[YR=1993;ORIG=0,32] W23 S10 E23 N10 \$									
FOP=[YR=1993;ORIG=0,0] W20 S8 E20 N8 \$									
FOP=[YR=1993;ORIG=-23,42] S4 E8 N4 W8 \$									
DCK=[YR=1993;ORIG=-15,46] S4 E4 N4 W4 \$									
PTR=[ORIG=0,42] E10 W10 \$									
DCK=[YR=2024;ORIG=-20,-12] E8 S4 E12 S8 W20 N12 \$									

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	000100	C	SFR	0			108.00	194.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							