RIVER WALK ESTATES
BLOCK D LOT 2
OR 446 P 670

H C N FAMILY TRUST/NEISLER BETTY TRUSTEE
1130 VALLEY RIDGE CT
MARIETTA, GA 30067

2024

03-6S-02W-299-03805-D02

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

ROHO RD, PANACEA

BLD DATE	02/02/2009	MMSR	LGL DATE	09/25/2018 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	60,000
TOTAL MARKET VALUE	60,000
SOH/AGL Deduction	0
ASSESSED VALUE	60,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,000
TOTAL JUST VALUE	60,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

2024 TRIM RTS - UTF; OBIT SHOWS BETTY NEISLER IS D
5 YR PRCL CK NC MM
COA PER TC
5 YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0446/0670	6/12/2002	WD	U	V		325,000

GRANTOR: KOIKOS
GRANTEE: NEISLER

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	000000	C	VAC RES	0			70.00	268.00	1.00	LT		1.00	1.00	0.75	80,000.00	60,000.00	60,000							

REVIEW DATE 11/08/2022 BY MMLA Total Acres: 0.43 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 04/08/2026 BY SYS