RIVERSIDE SUB
BLOCK C LOT 3
OR 32 P 222

HANKE ALBERT R JR
610 RIDGECREST RD NE
ATLANTA, GA 30307

2024

03-6S-03W-041-01375-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	06	CUST PANEL 100
Interior Floo	05	ASPH TILE 100
Heating Type	02	CONVECTION 100
Air Condition	02	WINDOW 100
Bedrooms		3 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	02	BELOW AVERAGE
DOR CODE	0100	SINGLE FAMILY

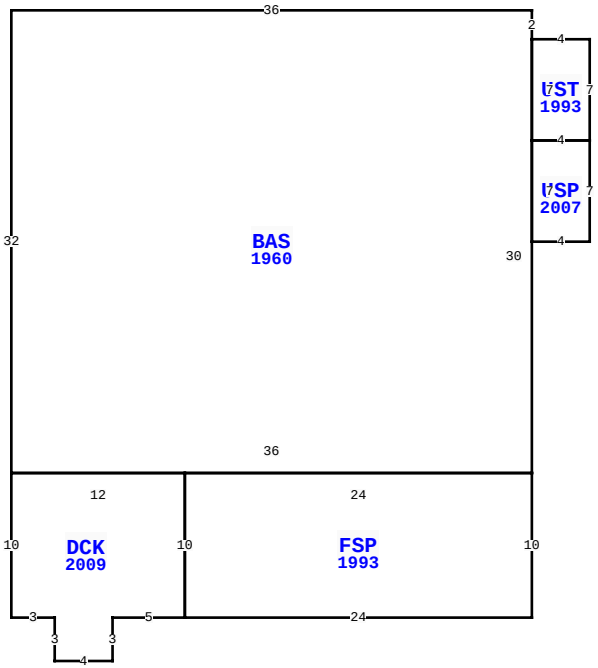
MAP NUM: 5 | MKT AREA: 02
NEIGHBORHOOD/LOC: 41.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1960	1,152	32,371
DCK	132	10	2009	13	365
FSP	240	55	1993	132	3,709
USP	28	40	2007	11	309
UST	28	45	1993	13	365
TOTALS	1,580			1,321	37,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,321	73.9500	70.25	92,800	1960	1960	0	0	0	60.00	40.00

1 SINGLE FAM 0% - 0 Heated Area: 1152 HX Base Yr



231 GRETCHEN LN, SOPCHOPPY

BLD DATE	01/18/2017	MMSR	LGL DATE	01/18/2017	MMSR
XF DATE	01/18/2017	MMSR	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	37,120
TOTAL MARKET OB/XF VALUE	1,150
TOTAL LAND VALUE - MARKET	5,000
TOTAL MARKET VALUE	43,270
SOH/AGL Deduction	0
ASSESSED VALUE	43,270
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,270
TOTAL JUST VALUE	43,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,284

5 YR CHK NO CHANGE
5 YR PRCL CH, N/C
& INT, PU NEW TRAV, PU DIMENS & SF XFOB LN 1
5 YR PRLC CH, PU FNDN & FRME, CORR EXW, RCVR

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1960] W36 S32 E36 FSP=[YR=1993] W24 S10
DCK=[YR=2009] N10 W12 S10 E3 S3 E4 N3 E5$ E24 N10$ N30
UST=[YR=1993] S7 E4 USP=[YR=2007] W4 S7 E4 N7$ N7 W4$ N2$.

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
1	0210	CONCRETE D	0	0	29	11	319.00	SF	6.00	6.00	100	1980	1980	3	20	383	
2	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	2002	2002	3	59	767	

LAND DESCRIPTION

TOTAL OB/XF 1,150

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	000100	C	SFR	0			100.00	149.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 04/20/2022 BY MMLA Total Acres: 0.34 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 04/22/2026 BY SYS