OCHLOCKONEE SHORES
SECTION A LOT 17
OR 360 P 483 OR 490 P 583

HAYES DANIEL
142 TRITON LN
WAYNESVILLE, NC 28785

2024

07-6S-01W-026-04637-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	28.00	1.60/	

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

MASHES SANDS RD, PANACEA

BLD DATE		LGL DATE	02/23/2012 JBHC
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	155,000
TOTAL MARKET VALUE	155,000
SOH/AGL Deduction	0
ASSESSED VALUE	155,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,000
TOTAL JUST VALUE	155,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,000

MAILING ADDR UPDATED PER COA REQUEST FORM

5 YR PRCL CH, CHG LAND USE CODE

5 YR PRCL CK, N/C

5 YEAR PARCEL CHECK, NO CHANGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1360/0034	5/02/2024	WD	Q	V	01	299,000
GRANTOR: YUHAS JOSEPH						
GRANTEE: HAYES DANIEL						
1312/0458	5/17/2023	WD	Q	V	01	205,000
GRANTOR: GLENN MAXIE C						
GRANTEE: YUHAS JOSEPH						

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	300.00	1.00	LT		1.00	1.00	1.00	155,000.00	155,000.00	155,000							

REVIEW DATE 02/11/2020 BY MMAK Total Acres: 0.55 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 04/29/2026 BY SYS