OCHLOCKNEE SHORES
SECTION C LOT 7
OR 101 P 426 OR 102 P 887,888

HENDRICKS MICHAEL RUSS
4789 WOODSPRING DR NE
MARIETTA, GA 30060

**2024**

**07-6S-01W-027-04694-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT RESIDENTIAL | |
| MAP NUM | 4 | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 27.100 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

423 MASHES SANDS RD, PANACEA

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 02/18/2020 | MMJT | LGL DATE | | |
| XF DATE | 02/18/2020 | MMJT | LAND DATE | 02/18/2020 | MMJT |
| INC DATE | | | AG DATE | | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

### 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 | 9,593 |
| ASSESSED VALUE | 145,407 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 145,407 |
| TOTAL JUST VALUE | 155,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 204,069 |

MM PRMT CH - DEMO SFD, ELEMENTS & XFOB. CH USE & L
5 YR PRCL CK, CHG RCVR, HTTP, LAND CODE.
CORR TRAV
5 YR PRCL CH, PU FNDN & FRME, CHG A/C, PU

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B23-000180 | DEMO SFD-CC | 0 | 03/03/2023 |
| 18820 | N/A | 0 | 08/19/1994 |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1310/0786 | 4/24/2023 | PR | U | I | 19 | 99,100 |
| GRANTOR: HENDRICKS MYRA NELL E | | | | | | |
| GRANTEE: HENDRICKS MICHAEL R | | | | | | |
| 1281/0449 | 3/09/2021 | CD | U | I | 11 | 100 |
| GRANTOR: SCHELL NANCY LYNN HEN | | | | | | |
| GRANTEE: HENDRICKS MICHAEL R | | | | | | |

## 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 | | | 76.00 | 278.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 155,000.00 | 155,000.00 | 155,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 05/02/2023 BY MMLA Total Acres: 0.49 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 05/06/2026 BY SYS