OCHLOCKNEE SHORES
SECTION C LOT 8
DB 55 P 175 & OR 99 P 717

MCMAHON WILLIAM E III/MCMAHON RHONDA T
1205 PLANTATION CIRCLE
STATEBORO, GA 30458

2024

07-6S-01W-027-04695-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	03	MASONRY 100
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	ASBSTS TIL 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		2 100
Bathrooms		1.5 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
DOR CODE	0100	SINGLE FAMILY

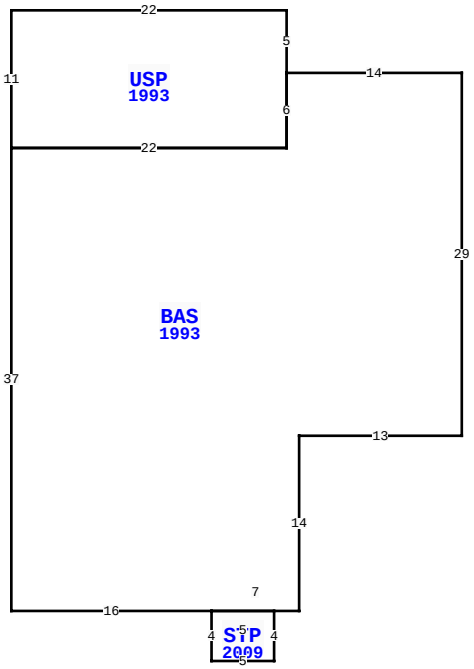
MAP NUM: 4 | MKT AREA: 03
NEIGHBORHOOD/LOC: 27.100 1.60/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,234	100	1993	1,234	44,602
STP	20	10	2009	2	72
USP	242	40	1993	97	3,506
TOTALS	1,496			1,333	48,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,333	59.4450	90.36	120,450	1955	1955	0	0	0	60.00	40.00

1 SINGLE FAM 0% - 2023 Heated Area: 1234 HX Base Yr



427 MASHES SANDS RD, PANACEA

BLD DATE	02/18/2020	MMJT	LGL DATE	
XF DATE	02/18/2020	MMJT	LAND DATE	03/27/2013 KLSR
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	48,180
TOTAL MARKET OB/XF VALUE	1,434
TOTAL LAND VALUE - MARKET	155,000
TOTAL MARKET VALUE	204,614
SOH/AGL Deduction	0
ASSESSED VALUE	204,614
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,614
TOTAL JUST VALUE	204,614
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,285

5 YR PRCL CK, CHG EXW & LAND CODE
COA PER OWNER PHONE CALL.
5 YR PRCL CH, PU CORR TRAV, CHG QUAL
PRMT 2009664-REROOF (SHINGLES)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
201298	PLUMB	0	02/28/2012
2009664	REROOF (SHINGLES)	0	08/06/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1263/0539	4/29/2022	WD	Q	I	01	172,000
GRANTOR: STEWART SUSAN W A/K/A						
GRANTEE: MCMAHON WILLIAM E I						
0099/0717	12/01/1983	WD	U	I		50,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 USP=[YR=1993] N5 W22 S11 E22 N6$ S6 W22 S37 E16 STP=[YR=2009] S4 E5 N4 W5$ E7 N14 E13 N29$.

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
2	0001	BLOCK UTIL	0	0	20	14	280.00	SF	25.60	25.60	100	1991	1991	3	20	1,434	

LAND DESCRIPTION

TOTAL OB/XF 1,434

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			78.00	280.00	1.00	LT		1.00	1.00	1.00	155,000.00	155,000.00	155,000							

REVIEW DATE 02/18/2020 BY MMJT Total Acres: 0.50 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 05/06/2026 BY SYS