OCHLOCKNEE SHORES
SECTION C LOTS 10
DB 61 P 451 OR 464 P 134

MARTIN WILLIAM
263 MONTROSE DRIVE
MCDONOUGH, GA 30253

2024

07-6S-01W-027-04696-000

BUILDING CHARACTERISTICS

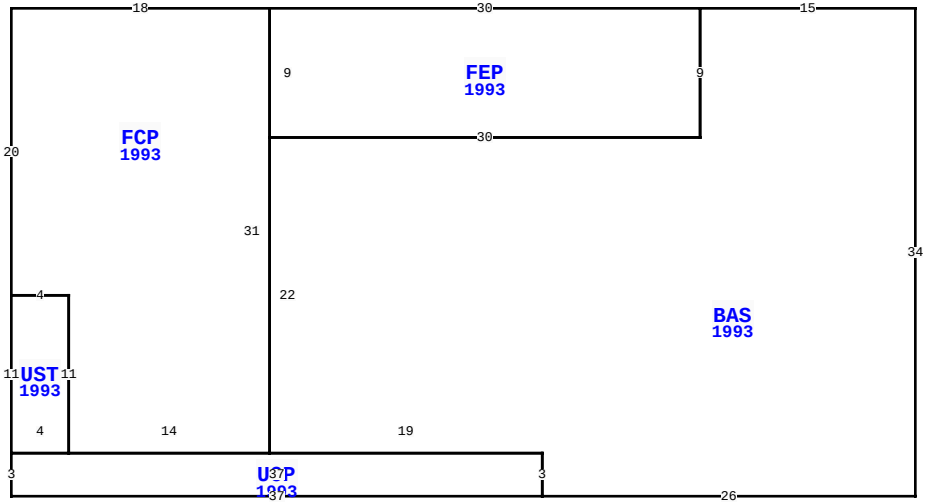
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	03	MASONRY 100
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	05	ASPH TILE 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	02	BELOW AVERAGE
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	1,203	100	1993	1,203	60,338
FCP	514	25	1993	128	6,420
FEP	270	80	1993	216	10,834
UOP	111	20	1993	22	1,104
UST	44	45	1993	20	1,003
TOTALS	2,142			1,589	79,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,589	82.4925	125.39	199,245	1955	1955	0	0	0	60.00	40.00

1 SINGLE FAM 0% - 0 Heated Area: 1419 HX Base Yr



437 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		

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	0130	FIRE PLACE	0	0	0	0	1.00	UT	2,080.00	2,080.00	100	1995	1995	3	52	1,082	
2	0375	WOOD WALK	0	0	165	3	495.00	SF	24.00	24.00	75	1995	1995	3	75	8,910	
3	0375	WOOD WALK	0	0	33	3	99.00	SF	24.00	24.00	100	2011	2011	3	47	1,117	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	79,698
TOTAL MARKET OB/XF VALUE	11,109
TOTAL LAND VALUE - MARKET	155,000
TOTAL MARKET VALUE	245,807
SOH/AGL Deduction	11,189
ASSESSED VALUE	234,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,618
TOTAL JUST VALUE	245,807
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,289

5 YR PRCL CK, CHG BATH, INT AND DEL XFOB LN 4
5 YR PRCL CK, CHG LAND CODE, NEW TRAV
AMENDED TRIM MAILED
PU NEW TRAV, CHG RCVR, PU FNDN & FRME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2011394	DOCKS/SEAWALL	0	06/14/2011
20061990	REROOF	0	12/21/2006
019232	N/A	0	01/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1118/0881	7/12/2019	WD	Q	I	01	180,000
GRANTOR: JONES JOYCE H						
GRANTEE: MARTIN WILLIAM						
0464/0134	11/01/2002	PR	U	I		100
GRANTOR: JONES JOYCE H						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S9 W30 S22 E19 S3 UOP=[YR=1993] N3 W37
UST=[YR=1993] E4 N11 W4 FCP=[YR=1993] E4 S11 E14 N31
FEP=[YR=1993] S9 E30 N9 W30$ W18 S20 $ S11$ S3 E37$ E26 N34$.

LAND DESCRIPTION

TOTAL OB/XF 11,109

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	285.00	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: 0.51 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 05/06/2026 BY SYS