OCHLOCKNEE SHORES
SECTION C LOT 36
OR 22 P 714 OR 464 P 216

BASS DONALD/CLOER JOYCE
4274 RIVER RD
MANISTEE, MI 49660

2024

07-6S-01W-027-04720-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	27.00	1.00/	

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	12/18/2017 RTJT
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	22,900
TOTAL MARKET VALUE	22,900
SOH/AGL Deduction	6,400
ASSESSED VALUE	16,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,500
TOTAL JUST VALUE	22,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,000

5 YR CHK NO CHANGE

5 YR PRCL CH, N/C

ADD CHG PER USPS FORM 3547

CHG MAILDING ADD. PER PA COA FORM

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0586/0167	4/01/2005	WD	Q	V		200,000
GRANTOR: YOHEM MICHAEL L						
GRANTEE: BASS						
0464/0216	11/01/2002	WD	U	V		60,000
GRANTOR: YOHEM MICHAEL L						
GRANTEE:						

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			80.00	200.00	1.00	LT		1.00	1.00	1.00	22,900.00	22,900.00	22,900							

REVIEW DATE 01/01/2023 BY JS Total Acres: 0.37 Total Land Value: 22,900 Market: 0 Agricultural: 0 Common: 22,900 PRINTED 05/06/2026 BY SYS