OCHLOCKNEE SHORES
SECTION D LOT 24
OR 44 P 993 & OR 55 P 936

SOUTHEASTERN RURAL LAND DEV CO LLC
419 WILLACOOCHEE HWY
DOUGLAS, GA 31535

2024

07-6S-01W-027-04747-000

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	02/24/2020 MMAK
XF DATE		LAND DATE	
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

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	22,900
TOTAL MARKET VALUE	22,900
SOH/AGL Deduction	900
ASSESSED VALUE	22,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,000
TOTAL JUST VALUE	22,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,000

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

5 YR PRCL CK, N/C

LAND VAL CHG PER DOR STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1252/0680	2/22/2022	WD	Q	V	01	25,000
GRANTOR: KNEECE WILLIAM C & MA						
GRANTEE: SOUTHEASTERN RURAL						
0868/0675	12/16/2011	WD	U	V	12	21,500
GRANTOR: AMERIS BANK						
GRANTEE: KNEECE WILLIAM C &						

BUILDING NOTES

BUILDING DIMENSIONS

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			77.00	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: 0.35 Total Land Value: 22,900 Market: 0 Agricultural: 0 Common: 22,900 PRINTED 04/29/2026 BY SYS