

PANACEA SHORES UNIT 2 LOT 11  
 OR 294 P 794 OR 365 P 236  
 OR 370 P 184 OR 432 P 1

BEAUCHAMP MARK  
 2166 PHILLIPS RD  
 DACULA, GA 30019

2024

08-6S-01W-029-04795-011



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 5,595 TOTAL LAND VALUE - MARKET 71,500 TOTAL MARKET VALUE 77,095 SOH/AGL Deduction 10,062 ASSESSED VALUE 67,033 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 67,033 TOTAL JUST VALUE 77,095 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 76,761											
																				5 YR CK, NO STORM DAMAGE, DEMO/PU XFOBS CHG LAND & PRCL CODE 5 YR PRCL CK, DEL XFOB LN 6, PU XFOB LN 5, 2018 TRIM RET'D NO SUCH STREET UTF											
																				PERMIT NUM DESCRIPTION AMT ISSUED 2006443 ELECT RESIDENTIAL 0 03/09/2006 20051774 BOAT HSE,DOCK 0 10/31/2005											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1013/0165 10/03/2016 WD Q V 01 78,000 GRANTOR: JORDAN JOYCE GRANTEE: BEAUCHAMP MARK 0871/0805 2/07/2012 WD U V 12 62,000 GRANTOR: PRO BANK GRANTEE: JORDAN GENE & JOYCE											
TOTALS																				BLD DATE 07/02/2020 MMJT LGL DATE 07/02/2020 MMJT XF DATE INC DATE											
EXTRA FEATURES										48 BLUE CRAB LN, CRAWFORDVILLE																					
L N	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	0330	BOAT SHED	0 0	28 14	392.00	SF	15.00	15.00	100	2005	2005	3	24	1,411																	
2	0375	WOOD WALK	0 0	28 4	112.00	SF	15.00	15.00	100	2005	2005	3	24	403																	
3	0006	ELECTRIC L	0 0	0 0	1.00	UT	8,500.00	8,500.00	100	2005	2005	3	24	2,040																	
4	0870	SEAWALL AL	0 0	0 0	114.00	LF	51.00	51.00	100	2005	2005	3	24	1,395																	
5	0375	WOOD WALK	0 0	24 4	96.00	SF	15.00	15.00	100	2005	2005	3	24	346																	
TOTAL OB/XF															5,595																

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			131.00	0.00	1.00	LT		1.00	1.00	1.10	65,000.00	71,500.00	71,500							