

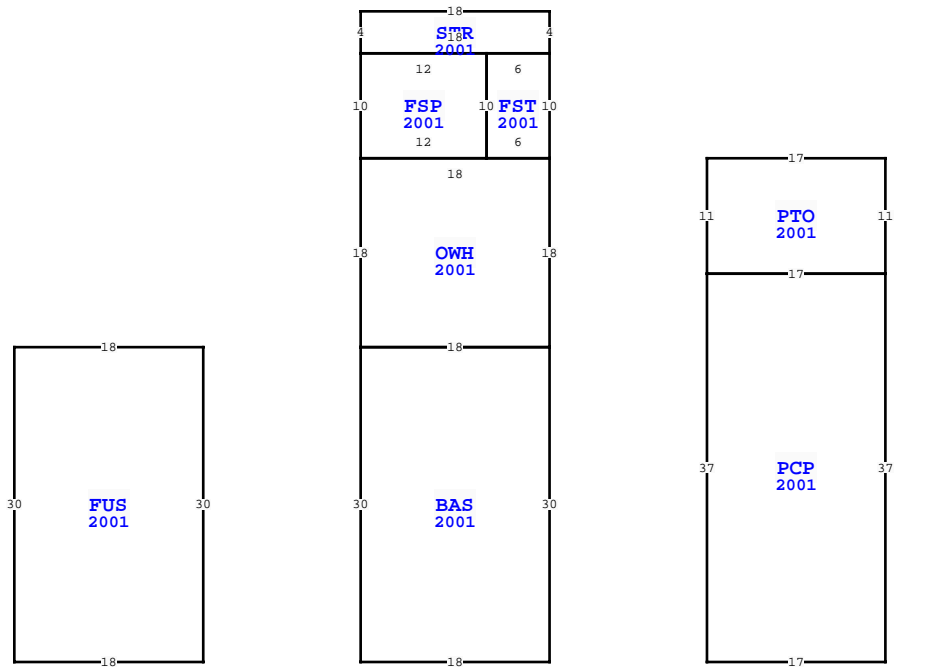
MARINA VILLAGE OF PANACEA  
 BLOCK C LOT 5 & BLOCK D LOT 8  
 OR 245 P 676 OR 417 P 626

KMKKB FAMILY TRUST/GUTHRIE ROBERT JOHN AS TRUSTEE  
 933 BOWENS MILLS ROAD  
 DOUGLAS, GA 31533

**2024**

08-6S-01W-256-04862-C05  


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	PILE CONCR 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
14	CARPET 70				
12	HARDWOOD 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	2.5 100				
	0 100				
2.	2. 100				
	0 100				
03	AVERAGE				
0401	TOWNHOUSE				
4	MKT AREA		03		
NEIGHBORHOOD/LOC		256.00	1.50/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	2001	540	64,394
FSP	120	55	2001	66	7,870
FST	60	55	2001	33	3,935
FUS	540	100	2001	540	64,394
OWH	324	100	2001	324	38,637
PCP	629	10	2001	63	7,513
PTO	187	5	2001	9	1,073
STR	72	10	2001	7	835
TOTALS	2,472			1,582	188,652

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
0120	01	1,582	135.9000	183.46	290,234	2001	2001	0	0	35.00	65.00															
1 TWNHSE 0% - 0																										
Heated Area: 1404 HX Base Yr																										
																										
<table border="1"> <tr> <td>BLD DATE</td> <td>05/09/2017</td> <td>XFOB</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>05/09/2017</td> <td>RTJT</td> <td>LAND DATE</td> <td>05/09/2017</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE	05/09/2017	XFOB	LGL DATE		XF DATE	05/09/2017	RTJT	LAND DATE	05/09/2017	INC DATE			AG DATE	
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INC DATE			AG DATE																							

WAKULLA COUNTY PROPERTY					
VALUATION SUMMARY			PAGE 1 of 1		
VALUATION BY			STANDARD		
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE			188,652		
TOTAL MARKET OB/XF VALUE			672		
TOTAL LAND VALUE - MARKET			40,500		
TOTAL MARKET VALUE			229,824		
SOH/AGL Deduction			12,400		
ASSESSED VALUE			217,424		
TOTAL EXEMPTION VALUE			0		
BASE TAXABLE VALUE			217,424		
TOTAL JUST VALUE			229,824		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			238,975		
MM 5 YR CK, CORR XFOB DIMENS, PU XFOB.					
COA PER NCOA REPORT					
COA PER FORM 3547					
JB ADJUSTED NBHD CODE					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
18000222	MECH	0	06/05/2018		
2005217	DOCK, SEAL WALL,	0	04/12/2006		
026216	CONDO	0	02/21/2000		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I / CD	RSN	SALE PRICE
1362/0264	5/22/2024	WD Q	Q I 01		375,000
GRANTOR: HELM LARENCE J & SHAR					
GRANTEE: KMKKB FAMILY TRUST					
1011/0641	9/15/2016	WD Q	I 01		154,000
GRANTOR: BESHEARS THAD H & REN					
GRANTEE: HELM LARENCE J & SH					
BUILDING NOTES					
BUILDING DIMENSIONS					
STR=[YR=2001] W18 S4 E18 FST=[YR=2001] W6 S10 FSP=[YR=2001] N10 W12 S10 E12\$ E6 OWH=[YR=2001] W18 S18 E18 BAS=[YR=2001] W18 S30 PTR=W15 FUS=[YR=2001] N30 W18 S30 E18\$ E15\$ E18 PTR=E15 PCP=[YR=2001] E17 N37 W17 PTO=[YR=2001] E17 N11 W17 S11\$ S37\$ W15\$ N30\$ N18\$ N10\$ N4\$.					

EXTRA FEATURES																
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	0060	DECK WOOD	0	0	14	17			5.00	100	2002	2002	3	20	238	
3	0211	CONCRETE W	0	0	4	8		SF	6.00	100	2002	2002	3	20	38	
4	0060	DECK WOOD	0	0	11	12		SF	5.00	100	2010	2010	3	60	396	
TOTALS															672	

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	CONSVR
1	000810	C	TOWNHOUSE1	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000195	C	RES WET SLIP	0			0.00	0.00	1.00	UT		1.00	1.00	0.70	15,000.00	10,500.00	10,500							