

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		CD	CONSTRUCTION		
Foundation	05	PILE CONCR	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	12	HARDWOOD	30		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		2	100		
Bathrooms		2.5	100		
Story Height		0	100		
Stories	2.	2.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0401 TOWNHOUSE				
MAP NUM	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
1	TWNHSE	0%	- 0								
Heated Area: 1404 HX Base Yr											

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VALUATION SUMMARY						
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				0		
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 / U	V / I	RSN CD	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	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	6.00	100	2002	2002	3	20	38	
4	0060	DECK WOOD	0	0	11	12	SF	5.00	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	CONSRV
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							