

MARINA VILLAGE OF PANACEA
 BLK C LOT 6
 OR 245 P 676 OR 430 P 705

KMKKB FAMILY TRUST/GUTHRIE ROBERT JOHN
 933 BOWENS MILL RD
 DOUGLAS, GA 31533

2024

08-6S-01W-256-04862-C06

BUILDING CHARACTERISTICS		
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
BAS	561	100
FSP	120	55
FST	60	55
FUS	561	100
OWH	324	100
PCP	629	10
PTO	187	5
STR	72	10
TOTALS	2,514	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0120	01	1,624	135.9000	183.46	297,939	2001	2001	0	0	35.00	65.00
1 TWNHSE 0% - 0											
Heated Area: 1446 HX Base Yr											
BLD DATE	03/23/2012		KLMM	LGL DATE							
XF DATE	05/09/2017		RTJT	LAND DATE	05/09/2017 RTJT						
INC DATE											

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				193,660		
TOTAL MARKET OB/XF VALUE				624		
TOTAL LAND VALUE - MARKET				30,000		
TOTAL MARKET VALUE				224,284		
SOH/AGL Deduction				0		
ASSESSED VALUE				224,284		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				224,284		
TOTAL JUST VALUE				224,284		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				233,260		
TO REINSTATED PRCL 04862-D24						
S/O BOAT SLIP BLOCK D LOT 24						
OR 1310 P 339 WD SALE						
MM 5 YR CK, CORR XFOB DIMENS, PU XFOB.						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
026217	CONDO	0	02/21/2000			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/0081	8/22/2024	WD	U	I	11	0
GRANTOR: GUTHRIE ROBBIE						
GRANTEE: KMKKB FAMILY TRUST						
1129/0371	10/23/2019	WD	Q	I	01	249,000
GRANTOR: SPECIALE BEN						
GRANTEE: GUTHRIE ROBBIE & TR						
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] N11 E3 N7 W3 N12 W18 S30 E18\$ E15\$ E18 PTR=E15 PCP=[YR=2001] E17 N37 W17 PTO=[YR=2001] E17 N11 W17 S11\$ S37\$ W15\$ N15 E3 N7 W3 N8\$ 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	0610	VINYL UTL	0	0	8	6			6.00	100	2002	2002	3	20	58	
2	0610	VINYL UTL	0	0	5	3	SF	6.00	6.00	100	2002	2002	3	20	18	
3	0060	DECK WOOD	0	0	0	0	SF	5.00	5.00	100	2002	2002	3	20	180	
5	0211	CONCRETE W	0	0	4	8	SF	6.00	6.00	100	2002	2002	3	20	38	
6	0060	DECK WOOD	0	0	11	10	SF	5.00	5.00	100	2010	2010	3	60	330	
TOTALS																

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	DPTH 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							