

TRADEWINDS SUBDV LOT 9
 OR 504 P 451
 OR 760 P 703 OR 769 P 544

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

2024

08-6S-01W-302-04863-A09


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		0														
																	TOTAL LAND VALUE - MARKET		75,000														
																	TOTAL MARKET VALUE		75,000														
																	SOH/AGL Deduction		0														
																	ASSESSED VALUE		75,000														
																	TOTAL EXEMPTION VALUE		0														
																	BASE TAXABLE VALUE		75,000														
																	TOTAL JUST VALUE		75,000														
																	NCON VALUE		0														
																	INCOME VALUE																
																	PREVIOUS YEAR MKT VALUE		75,000														
																	5YR PRCL CK NC																
																	5 YR PRCL CH, N/C																
																	ADD STREET NAME																
																	PUT N IN 10% CAP FIELD																
																	PERMIT NUM	DESCRIPTION	AMT	ISSUED													
																	SALES DATA																
																	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE										
																	1376/0078	8/22/2024	WD U	I	11	100											
																	GRANTOR: HACT ENTERPRISES LLC																
																	GRANTEE: KMKKB FAMILY TRUST																
																	1275/0304	7/21/2022	WD Q	V	05	265,000											
																	GRANTOR: HURST HAYWARD																
																	GRANTEE: HACT ENTERPRISES LL																
																	BUILDING NOTES																
																	BUILDING DIMENSIONS																
																	TOTALS																
																	EXTRA FEATURES																
																	CUTTY SARK CT, PANACEA																
																	BLD DATE	12/19/2008	KLSR	LGL DATE	08/27/2012	JBMA											
																	XF DATE			LAND DATE													
																	INC DATE			AG DATE													
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																	
																	LAND DESCRIPTION																
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	000100	C	SFR	0			68.00	114.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																
																	TOTAL OB/XF																
																	0																
																	REVIEW DATE																
																	04/11/2021 BY GEJS																
																	Total Acres: 0.18																
																	Total Land Value: 75,000																
																	Market: 0																
																	Agricultural: 0																
																	Common: 75,000																
																	PRINTED 06/17/2026 BY SYS																