TRADEWINDS SUBDV LOT 27
OR 504 P 451 OR 557 P 205
OR 523 P 553-562 OR 321 P 680

PERRINE S. MICHAEL JR
2330 WINCHESTER ROAD
ALBANY, GA 31721

2024

08-6S-01W-302-04863-A27

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	302.00	1.20/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

MAINSAIL CT, PANACEA

BLD DATE		LGL DATE	08/27/2012 JBMA
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	52,500
SOH/AGL Deduction	2,925
ASSESSED VALUE	49,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,575
TOTAL JUST VALUE	52,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,750

SPLIT CANAL LOT (04863-27A) FROM PARCEL
5YR PRCL CK NC
5 YR PRCL CH, N/C
ADD CHG PER OWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1360/0028	5/13/2024	WD	Q	V	01	40,000
GRANTOR: HACT ENTERPRISES LLC						
GRANTEE: PERRINE S. MICHAEL						
1156/0164	6/15/2020	WD	Q	V	01	40,000
GRANTOR: KRESBACH MICHAEL						
GRANTEE: HACT ENTERPRISES LL						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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			73.00	103.00	1.00	LT		1.00	1.00	0.70	75,000.00	52,500.00	52,500							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 0.17 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 06/17/2026 BY SYS