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 |
|---|---|---|
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|---|---|---|---|
| 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 |
|---|---|---|---|
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## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 04/11/2021 BY GEJS Total Acres: 0.17 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 04/29/2026 BY SYS