TOWN OF ST MARKS BLOCK 21
LOTS 8, 9, 10 & 11
OR 92 P 894-901 OR 97 P 965

KINGFISHER LODGE LLC/
C/O FREDA HAMILTON, 2095 WILSHIRE DRIVE
MARIETTA, GA 30064

2024

11-4S-01E-071-05753-000

BUILDING CHARACTERISTICS

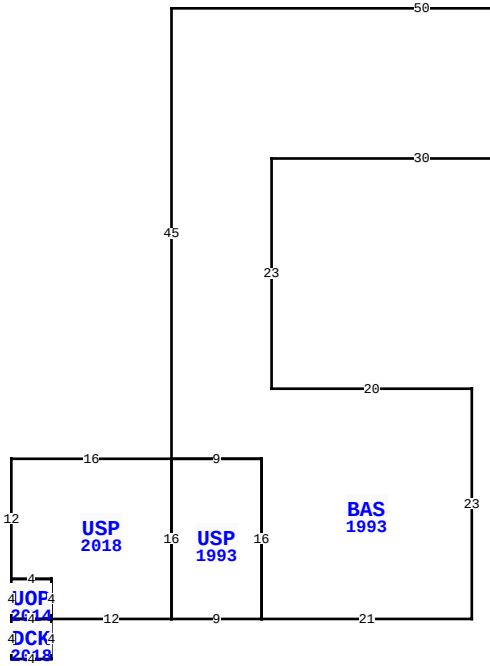
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	01	NONE 100
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	10	LAMINATED 50
Interior Floo	11	CLAY TILE 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	02	BELOW AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	1	MKT AREA 07
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	1993	1,496	47,716
DCK	16	10	2018	2	64
UOP	16	20	2014	3	96
USP	144	40	1993	58	1,850
USP	240	40	2018	96	3,062
TOTALS	1,912			1,655	52,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,655	83.9375	79.74	131,970	1900	1900	0	0	0	60.00	40.00

1 SINGLE FAM 0% - 0 Heated Area: 1496 HX Base Yr



140 FORBES ST, ST MARKS

BLD DATE	06/15/2018	RTJT	LGL DATE		
XF DATE	06/15/2018	RTJT	LAND DATE	06/15/2018	RTJT
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	52,788
TOTAL MARKET OB/XF VALUE	5,962
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	118,750
SOH/AGL Deduction	1,037
ASSESSED VALUE	117,713
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,713
TOTAL JUST VALUE	118,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,322

JS 5 YR CK, PU NEW TRV.
COA PER WAK TCO
5 YR PRCL CK, N/C
ADD CHG

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1046/0257	8/23/2017	WD	U	I	11	100
GRANTOR: FAHRUBEL STANLEY W						
GRANTEE: KINGFISHER LODGE LL						
1046/0248	8/23/2017	WD	U	I	11	100
GRANTOR: TARVIN ROBERT E JR						
GRANTEE: KINGFISHER LODGE LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S45 USP=[YR=2018] W16 S12 E4 S4 UOP=[YR=2014] N4 W4 S4 E4 $ DCK=[YR=2018] W4 S4 E4 N4$ E12 N16$ USP=[YR=1993] S16 E9 N16 W9$ E9 S16 E21 N23 W20 N23 E30 N3 E10 N12$.

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
1	0350	BOATDOCK A	0	0	12	16	192.00	SF	24.00	24.00	100	1989	1989	3	20	922	
2	0375	WOOD WALK	0	0	4	192	768.00	SF	15.00	15.00	100	1989	1989	3	20	2,304	
3	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1989	1989	3	46	598	
4	0250	ASPHALT AV	0	0	0	0	1,640.00	SF	2.00	2.00	100	2014	2014	3	62	2,034	
5	0940	OPEN SHED	0	0	6	7	42.00	SF	4.00	4.00	100	2014	2014	3	62	104	

LAND DESCRIPTION

TOTAL OB/XF 5,962

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			103.00	125.00	4.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	60,000							

REVIEW DATE 05/17/2022 BY JSLA Total Acres: 0.30 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 04/01/2026 BY SYS