P-2-3-M-26C A PARCEL OF LAND
CONTAINING 2.20 AC
OR 814 P 670 OR 1243 P 770

DONALDSON WILLIAM EDWARD/EVANS JESSICA
600 MCCOLLUM RD
BARNESVILLE, GA 30204

2024

11-5S-03W-000-00626-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

MAP NUM: 5 | MKT AREA: 02

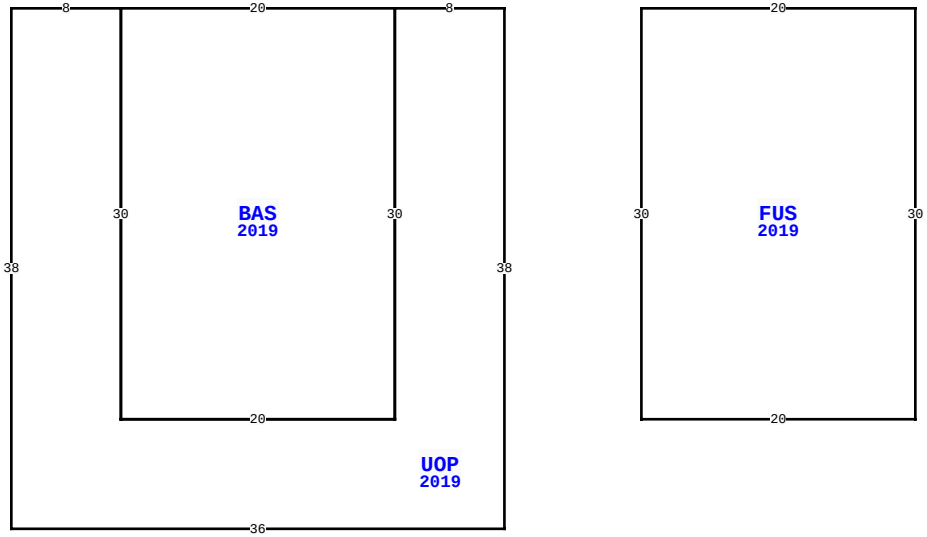
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2019	600	60,739
FUS	600	100	2019	600	60,739
UOP	768	20	2019	154	15,589
TOTALS	1,968			1,354	137,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,354	111.0000	105.45	142,779	2019	2019	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 0 Heated Area: 1200 HX Base Yr



BLD DATE 11/18/2019 MMSR | LGL DATE
XF DATE 11/18/2019 MMSR | LAND DATE 11/18/2019 MMSR
INC DATE | AG DATE

8256 SMITH CREEK RD, SOPCHOPPY

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	0030	BARN,POLE	0	0	60	24	1,440.00	SF	9.00	9.00	100	2022	2022	3	97	12,571	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	137,068
TOTAL MARKET OB/XF VALUE	12,571
TOTAL LAND VALUE - MARKET	16,500
TOTAL MARKET VALUE	166,139
SOH/AGL Deduction	0
ASSESSED VALUE	166,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,139
TOTAL JUST VALUE	166,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,955

21 PORT TO LEON - EVANS
5YR CK MM PU XFOB
COA PER NCOA REPORT
ADD HX FOR 2020-EVANS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000489	POLE BARN-CC	0	05/24/2022
2010243	SFD-CO	0	04/12/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/0773	12/17/2021	WD	Q	I	01	194,500
GRANTOR: EVANS CLINTON JAMES						
GRANTEE: DONALDSON WILLIAM E						
1243/0770	12/16/2021	QC	U	I	11	100
GRANTOR: EVANS JESSICA D						
GRANTEE: EVANS CLINTON JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W8 S30 W20 N30 BAS=[YR=2019] S30 E20 N30 W20$ W8 S38 E36 PTR=E10 N8 FUS=[YR=2019] E20 N30 W20 S30$ S8 W10$ N38$.

LAND DESCRIPTION

TOTAL OB/XF 12,571

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			0.00	0.00	2.20	AC		1.00	1.00	1.00	7,500.00	7,500.00	16,500							

REVIEW DATE 06/08/2022 BY MMLW Total Acres: 2.20 Total Land Value: 16,500 Market: 0 Agricultural: 0 Common: 16,500 PRINTED 04/22/2026 BY SYS