12 5S 3W
INDIAN SUMMER SUBD
LOT 81

WELCH MARK ALLEN/WELCH TARA
218 CANDLER RD
MCDONOUGH, GA 30253

2024

12-5S-03W-063-00802-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	02	BELOW AVERAGE
DOR CODE	0100	SINGLE FAMILY

MAP NUM: 5 | MKT AREA: 02

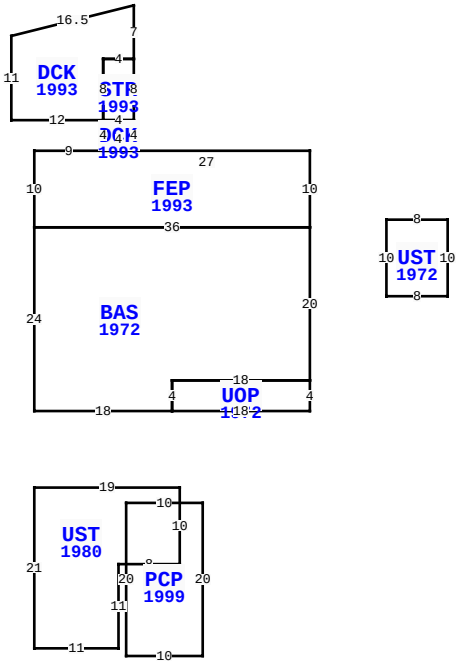
NEIGHBORHOOD/LOC: 63.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	1972	792	39,483
DCK	16	10	1993	2	99
DCK	176	10	1993	18	897
FEP	360	80	1993	288	14,357
PCP	200	10	1999	20	997
STR	32	10	1993	3	149
UOP	72	20	1972	14	698
UST	80	45	1972	36	1,795
UST	311	45	1980	140	6,980
TOTALS	2,039			1,313	65,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,313	107.1000	101.74	133,585	1972	1972	0	0	0	51.00	49.00

1 SINGLE FAM 0% - 0 Heated Area: 1080 HX Base Yr



537 SEMINOLE LN, SOPCHOPPY

BLD DATE	07/03/2019	MMJT	LGL DATE		
XF DATE	07/03/2019	MMJT	LAND DATE	07/03/2019	MMJT
INC DATE			AG DATE		

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	0211	CONCRETE W	0	0	0	0	76.00	SF	6.00	6.00	100	1999	1999	3	20	91	
2	0360	BOATDOCK F	0	0	10	12	120.00	SF	15.00	15.00	100	1993	1993	3	20	360	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	65,457
TOTAL MARKET OB/XF VALUE	451
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	88,908
SOH/AGL Deduction	0
ASSESSED VALUE	88,908
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,908
TOTAL JUST VALUE	88,908
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,195

5 YR PRCL CK, N/C

5 YR PRCL CH, CHG QUAL, PU CORR TRAV

LN 1, DEL XFOB LN 3-5

CHG BLDG TYPE & LAND USE CODE, CORR SF XFOB

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1067/0783	3/12/2018	QC	U	I	30	100
GRANTOR: WELCH NED						
GRANTEE: WELCH MARK & TARA						
1067/0781	3/12/2018	QC	U	I	30	100
GRANTOR: WELCH MARGARET S						
GRANTEE: WELCH MARK & TARA						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W27 DCK=[YR=1993] E4 N4 W4 STR=[YR=1993] E4 N8 W4 S8$ DCK=[YR=1993] N8 E4 N7 L16 D4 S11 E12$ S4$ W9 S10 E36 BAS=[YR=1972] W36 S24 PTR=S10 UST=[YR=1980] S21 E11N11 E8 N10 W19$ N10$ E18 N4 E18 UOP=[YR=1972] W18 S4 E18 PTR=S12 W14 PCP=[YR=1999] W10 S20 E10 N20$ E14 N12$ PTR=E10 N15 UST=[YR=1972] E8 N10 W8 S10$ S15 W10$ N4$ N20$ N10$.

LAND DESCRIPTION

TOTAL OB/XF 451

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	000132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 07/03/2019 BY MMJT Total Acres: 0.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 04/22/2026 BY SYS