P-14-7-M-55
.02 AC M/L IN THE SE 1/4 OF
THE NE 1/4 OF FRACTIONAL LOT

HIGGINS JOHN
1310 GORDON AVE
THOMASVILLE, GA 31792

2024

12-6S-02W-000-03879-707

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9902	CANAL/WATER WAY	
MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	000	1.00/	

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

MASHES SANDS RD, PANACEA

BLD DATE	03/19/2009	MMHC	LGL DATE	03/18/2014 MMSR
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,739
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	43,739
SOH/AGL Deduction	39,123
ASSESSED VALUE	4,616
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,616
TOTAL JUST VALUE	43,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,196

5YR PRCL CK NC
5 YR PRCL CH, N/C
ADD CHG PER OWNR
TRIM RETURNED/UTF

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1058/0055	12/20/2017	QC	U	V	11	100
GRANTOR: SMITH ERIC & ANNA						
GRANTEE: HIGGINS JOHN						
0900/0022	1/22/2013	WD	Q	I	05	210,000
GRANTOR: NELSON GREGORY G & MI						
GRANTEE: SMITH ERIC & ANNA						

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
1	0006	ELECTRIC L	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2004	2004	3	23	1,955	
2	0371	FLOATING D	0	0	12	6	72.00	SF	20.00	20.00	100	2001	2001	3	20	288	
3	0371	FLOATING D	0	0	24	3	72.00	SF	20.00	20.00	50	2001	2001	3	50	720	
4	0850	SEAWALL CO	0	0	0	0	12.00	LF	42.00	42.00	100	2001	2001	3	20	101	
5	0325	BOAT SLIP	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2006	2006	3	27	675	

LAND DESCRIPTION

TOTAL OB/XF 3,739

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	009903	C	BOAT SLIP	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 07/21/2022 BY MMLW Total Acres: 0.02 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 04/01/2026 BY SYS