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

RAWLINS CHARLES E
206 MONTROSE DR
THOMASVILLE, GA 31792

**2024**

12-6S-02W-000-03879-711

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| 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 | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

### 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 3547 FORM

PRCL USE CODE

| 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 |
|---|---|---|---|---|---|---|
| 0921/0605 | 9/10/2013 | WD | Q | V | 05 | 254,000 |
| GRANTOR: EHRLICH IRA S & MARY | | | | | | |
| GRANTEE: RAWLINS CHARLES E | | | | | | |
| 0921/0603 | 9/10/2013 | CR | U | V | 11 | 100 |
| GRANTOR: PRINCETON(THIRTY FIVE | | | | | | |
| GRANTEE: EHRLICH IRA S & MAR | | | | | | |

### 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 | |
| | | | | | | | | | | | | | | | | | |
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## 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 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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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