LIGHTHOUSE POINT CONDO
UNIT A-5 OR 110 P 926
OR 931 P 703

KING ROBERT M SR/KING LISA D
217 CROWLEY SPUR RD
THOMASVILLE, GA 31757

2024

12-6S-02W-000-03879-A05

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	03	MASONRY 100
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		1 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0400	CONDOMINIA

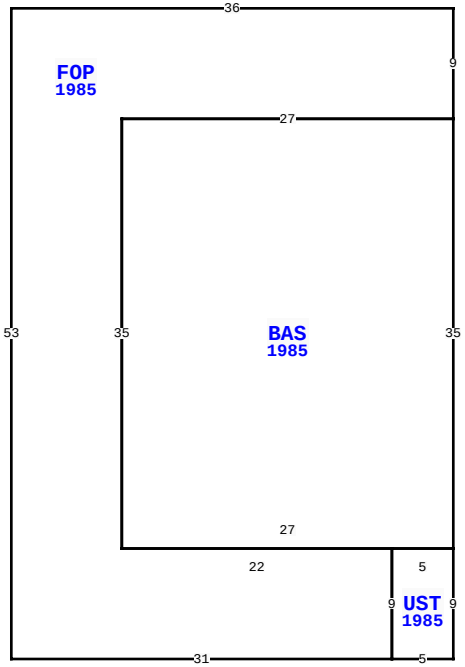
MAP NUM: 4 MKT AREA: 03
NEIGHBORHOOD/LOC: 87.100 2.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100	1985	945	107,624
FOP	918	30	1985	275	31,319
UST	45	45	1985	20	2,278
TOTALS	1,908			1,240	141,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1300	01	1,240	102.0500	183.69	227,776	1985	1985	0	0	0	38.00	62.00

1 CONDO 0% - 0 Heated Area: 945 HX Base Yr



BLD DATE 06/08/2018 MMSR LGL DATE
XF DATE 06/08/2018 MMSR LAND DATE 06/08/2018 MMSR
INC DATE AG DATE

11 A5 MASHES SANDS RD, PANACEA

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	141,221
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1
TOTAL MARKET VALUE	141,222
SOH/AGL Deduction	34,460
ASSESSED VALUE	106,762
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,762
TOTAL JUST VALUE	141,222
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,500

CORRECTION TO KEYED FIELD WORK.
MM 5 YR CK, CH FLR.
5 YR PRCL CH, N/C
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0931/0703	1/17/2014	WD	Q	I	01	135,000
GRANTOR: PETRANDIS ANGELO E &						
GRANTEE: KING ROBERT M SR &						
0110/0926	4/01/1985	WD	U	I		46,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1985] W36 S53 E31 UST=[YR=1985] E5 N9 W5 S9$ N9 W22 N35 E27 BAS=[YR=1985] W27 S35 E27 N35$ N9$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000400	C	CONDO	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	1.00	1.00	1							

REVIEW DATE 02/22/2023 BY MMLA Total Acres: 0.00 Total Land Value: 1 Market: 0 Agricultural: 0 Common: 1 PRINTED 04/01/2026 BY SYS