LIGHTHOUSE POINT BUILDING 4
TRACT E-1 P-4-5-M-55
OR 189 P 688

RIDLEY PICKNEY K III
2400 HERODIAN WAY SUITE 110
SMYRNA, GA 30080

2024

12-6S-02W-000-03879-E01

BUILDING CHARACTERISTICS

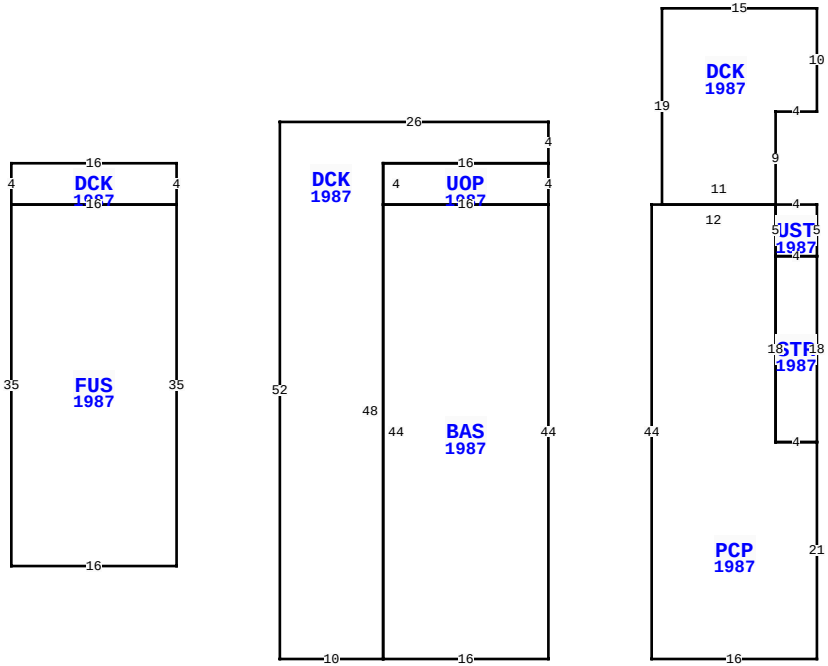
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0401	TOWNHOUSE
MAP NUM	4	MKT AREA 03
NEIGHBORHOOD/LOC	87.1400	1.50/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100	1987	704	69,098
DCK	64	10	1987	6	589
DCK	249	10	1987	25	2,454
DCK	584	10	1987	58	5,693
FUS	560	100	1987	560	54,964
PCP	612	10	1987	61	5,987
STR	72	10	1987	7	687
UOP	64	20	1987	13	1,276
UST	20	45	1987	9	883
TOTALS	2,929			1,443	141,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1300	01	1,443	127.8000	153.36	221,298	1987	1987	0	0	0	36.00	64.00

1 CONDO 0% - 0 Heated Area: 1264 HX Base Yr



15 E1 MASHES SANDS RD, PANACEA

BLD DATE	04/20/2017	MMSR	LGL DATE		
XF DATE	04/20/2017	MMSR	LAND DATE	04/20/2017	MMSR
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	141,631
TOTAL MARKET OB/XF VALUE	2,779
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	174,410
SOH/AGL Deduction	65,972
ASSESSED VALUE	108,438
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,438
TOTAL JUST VALUE	174,410
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,713

5 YR CH NO CHANGE
5 YR PRCL CH, N/C
5 YR PRCL CH, N/C
OWNER ON 03879-E02-MCFARLIN. PER JB

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2007869	REROOF	0	06/18/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0803/0542	8/14/2009	QC	U	I	11	100
GRANTOR: GEORGE'S LIGHTHOUSE P						
GRANTEE: RIDLEY PICKNEY KIBB						
0530/0017	3/25/2004	WD	U	I		12,495
GRANTOR: RIDLEY INTERNATIONAL						
GRANTEE: RIDLEY III						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1987] W26 S52 PTR=W10 N9 FUS=[YR=1987] N35
DCK=[YR=1987] N4 W16 S4 E16$ W16 S35 E16$ S9 E10$ E10 N48 E16
UOP=[YR=1987] W16 S4 E16 BAS=[YR=1987] W16 S44 E16 PTR=E10
PCP=[YR=1987] E16 N21 STR=[YR=1987] N18 W4 S18 E4$ W4 N18
UST=[YR=1987] E4 N5 W4 S5$ N5 DCK=[YR=1987] N9 E4 N10 W15 S19 E11$ W12 S44$ W10$ N44 $ N4$ N4$.

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	0350	BOATDOCK A	0	0	0	0	18.00	SF	39.60	39.60	100	2007	2007	GD	30	214	
2	0350	BOATDOCK A	0	0	0	0	100.00	SF	39.60	39.60	100	2007	2007	GD	30	1,188	
3	0375	WOOD WALK	0	0	0	0	204.00	SF	22.50	22.50	100	2007	2007	3	30	1,377	

LAND DESCRIPTION

TOTAL OB/XF 2,779

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	000810	C	TOWNHOUSE1	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/09/2022 BY MMLA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 04/01/2026 BY SYS