

BAY PARK LOT 7
 OR 74 P 53 OR 93 P 897
 OR 100 P 157 OR 101 P 408

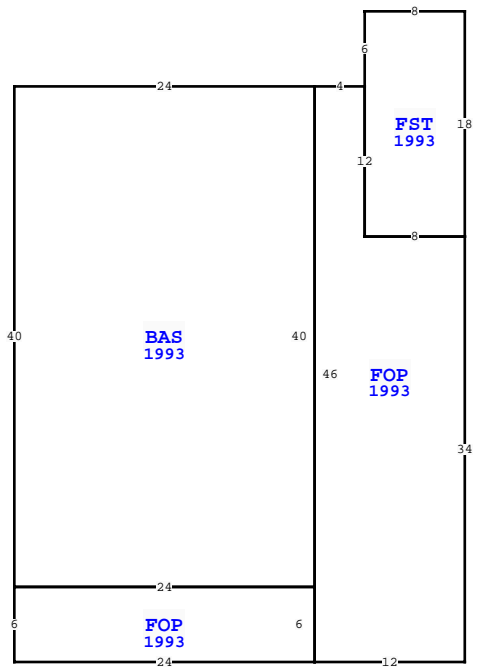
OZUTS ENTERPRISES LLC
 152 TOCASTE LN
 ALBANY, GA 31707

2024

12-6S-02W-098-03904-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	07	VYL PLANK	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0200	MOBILE HOME	
MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	98.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	1993
FOP	144	35	1993
FOP	456	35	1993
FST	144	65	1993
TOTALS	1,704		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,264	92.0000	64.40	81,402	1974	1974	0	0	60.00	40.00		
1 MOBILE HOM 0% - 0 Heated Area: 960 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			32,561
TOTAL MARKET OB/XF VALUE			708
TOTAL LAND VALUE - MARKET			10,000
TOTAL MARKET VALUE			43,269
SOH/AGL Deduction			16,144
ASSESSED VALUE			27,125
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			27,125
TOTAL JUST VALUE			43,269
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			34,870
5 YR CH MM 7/27/23 CHG RSTR, RCVR, & FLOR			
5 YR PRCL CHK CORR EXW, QUAL			
S/O LOT 8 TO NEW PRCL 03904-008			
CORR XFOB LN 2, PU XOFB LN 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1031/0351	3/29/2017	WD Q	Q	I	05	26,000
GRANTOR: LARISCY ANTHONY						
GRANTEE: OZUTS ENTERPRISES L						
1031/0350	3/21/2017	QC U	U	I	11	100
GRANTOR: COASTAL CORNER, INC						
GRANTEE: LARISCY ANTHONY						

EXTRA FEATURES																	
L N	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	0620	WOOD UTL B	0	0	12	30	360.00	SF	6.00	6.00	100	1990	1990	3	20	432	
2	0940	OPEN SHED	0	0	30	8	160.00	SF	4.00	4.00	100	1990	1990	3	20	128	
3	0211	CONCRETE W	0	0	29	3	87.00	SF	6.00	6.00	100	1993	1993	3	20	104	
4	0940	OPEN SHED	0	0	8	6	48.00	SF	4.00	4.00	100	2004	2004	3	23	44	

TOTAL OB/XF													
83 WAKULLA CIR, PANACEA													
BLD DATE		10/02/2018		MMTP		LGL DATE		10/02/2018		MMTP			
XF DATE		10/02/2018		MMTP		LAND DATE							
INC DATE						AG DATE							

BUILDING NOTES													

BUILDING DIMENSIONS													
FST=[YR=1993] W8 S6 FOP=[YR=1993] W4 BAS=[YR=1993] W24 S40 FOP=[YR=1993] S6 E24 N6 W24 \$ E24 N40 \$ S46 E12 N34 W8 N12 \$ S12 E8 N18 \$.													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000201	C	MH	0			75.00	125.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000										