

BAY PARK SUBD
 LOT 16
 OR 74 P 708 & OR 79 P 548-550

OUZTS TRAVIS JAMES III/OUZTS DORINDA N
 152 TOCASTE LANE
 ALBANY, GA 31707

2024

12-6S-02W-098-03906-016

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
26	AL SIDING 90				
08	WD ON PLY 10				
01	FLAT 100				
13	GALVALUM 100				
04	PLYWOOD 100				
08	SHT VINYL 100				
04	AIR DUCTED 100				
02	WINDOW 100				
2	100				
1.1	1.100				
00	N/A 100				
0	100				
02	BELOW AVERAGE				
0200	MOBILE HOME				
4	MKT AREA		03		
98.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	648	100	1993	648	15,241
BAS	168	100	2005	168	3,951
DCK	80	10	2024	8	188
DCK	96	10	2024	10	235
TOTALS	992			834	19,616

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	834	84.0000	58.80	49,039	1972	1972	0	0	60.00	40.00
1 MOBILE HOM 0% - 0 Heated Area: 816 HX Base Yr											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			19,616
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			10,000
TOTAL MARKET VALUE			29,616
SOH/AGL Deduction			9,190
ASSESSED VALUE			20,426
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			20,426
TOTAL JUST VALUE			29,616
NCON VALUE			424
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			25,905
5 YR CH MM 7/27/23 PU XFOB & NEW TRAVS			
5 YR PRCL CK, N/C			
5 YR PRCL CH, CHG RCVR, PU CORR TRAV			
EXW & HTTP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2013622	RE-ROOF	0	09/09/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0363/0878	9/30/1999	WD Q	Q	I		22,000
GRANTOR: OUZTS TRAVIS JAMES II						
GRANTEE:						
0154/0089	6/14/1989	ID U	V			7,500
GRANTOR:						
GRANTEE:						

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	0635	PORT MTL U	0	0	16	10			0.00	100	2024	2023	AV	100	0	

TOTAL OB/XF											
0											
55 WAKULLA CIR, PANACEA											
BLD DATE		10/02/2018		MMJT		LGL DATE		10/02/2018		MMJT	
XF DATE		03/24/2009		MMSR		LAND DATE					
INC DATE						AG DATE					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,12] W49 W5 S12 E54 N12 \$											
BAS=[YR=2005;ORIG=-49,12] E14 N12 W14 S12 \$											
DCK=[YR=2024;DPR_YEAR=2023;ORIG=-13,4] E10 S8 W10 N8 \$											
DCK=[YR=2024;DPR_YEAR=2023;ORIG=-16,24] E12 S8 W12 N8 \$											

LAND DESCRIPTION																								
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			91.00	135.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							