

BAY PARK SUB LOT 18
 OR 52 P 20 OR 75 P 649
 OR 125 P 191 OR 156 P 941

OZUTS ENTERPRISES LLC
 152 TOCASTE LN
 ALBANY, GA 31707

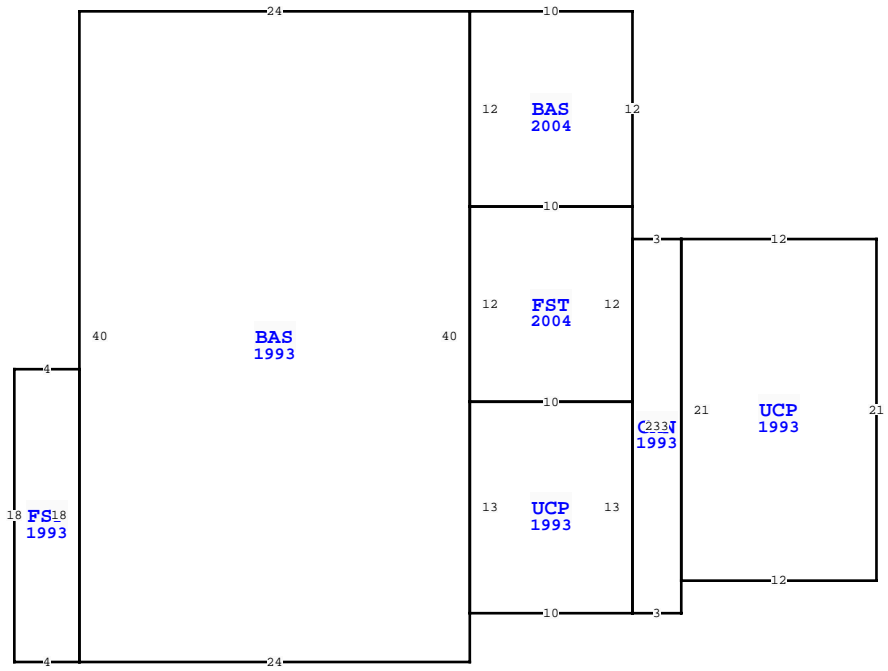
2024

12-6S-02W-098-03906-018



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
26	AL SIDING 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
04	PLYWOOD 100				
14	CARPET 70				
08	SHT VINYL 30				
04	AIR DUCTED 100				
03	CENTRAL 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	960	100	1993	960	24,968
BAS	120	100	2004	120	3,121
CAN	69	30	1993	21	546
FSP	72	60	1993	43	1,118
FST	120	65	2004	78	2,029
UCP	130	20	1993	26	676
UCP	252	20	1993	50	1,300
TOTALS	1,723			1,298	33,758

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	1,298	92.8800	65.02	84,396	1980	1980	0	0	60.00	40.00
1 MOBILE HOM 0% - 0 Heated Area: 1080 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		33,758	
TOTAL MARKET OB/XF VALUE		1,040	
TOTAL LAND VALUE - MARKET		10,000	
TOTAL MARKET VALUE		44,798	
SOH/AGL Deduction		15,839	
ASSESSED VALUE		28,959	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		28,959	
TOTAL JUST VALUE		44,798	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		37,574	
5 YR CH MM 7/27/23 CHG EXW, RCVR, & FLOR			
VERIFIED 5 YR FIELD CARD 10/02/2018			
5 YR PRCL CH, CHG FCP TO UCP IN TRAV			
LF XFOB LN 1, DEL XFOB LN 2-3			
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	I	05	26,000
GRANTOR: LARISCY ANTHONY						
GRANTEE: OZUTS ENTERPRISES L						
1031/0350	3/21/2017	QC	U	I	11	100
GRANTOR: COASTAL CORNER, INC						
GRANTEE: LARISCY ANTHONY						

EXTRA FEATURES		45 WAKULLA CIR, PANACEA	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0080	4' CHAINLI	13.00

BLD DATE	10/02/2018	MMLC		LGL DATE	
XF DATE	10/02/2018	MMLC		LAND DATE	10/02/2018
INC DATE				AG DATE	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W24 S40 FSP=[YR=1993] N18 W4 S18 E4\$ E24 N40\$											
BAS=[YR=2004] S12 E10 FST=[YR=2004] W10 S12 E10 UCP=[YR=1993]											
W10 S13 E10 CAN=[YR=1993] E3 N23 UCP=[YR=1993] S21 E12 N21											
W12\$ W3 S23\$ N13\$ N12\$ N12 W10\$.											

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							