GEORGE'S LIGHTHOUSE POINTE
MARINA VILLAGE LOT 6
CONT. .07AC OR 387 P 502

REED WALLACE
158 RANKIN LN
BOSTON, GA 31626

2024

12-6S-02W-266-03879-B06

BUILDING CHARACTERISTICS

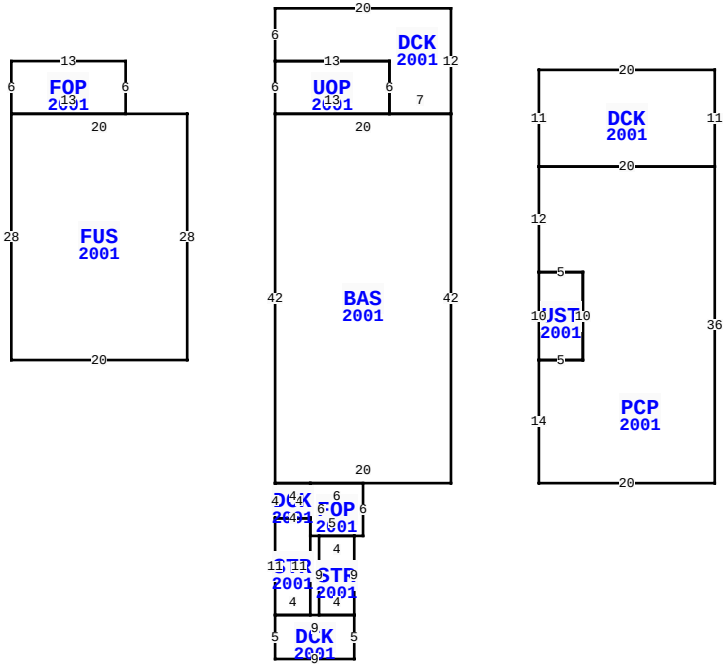
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2.5 100
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	87.1100	1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2001	840	82,861
DCK	16	10	2001	2	198
DCK	45	10	2001	4	395
DCK	162	10	2001	16	1,578
DCK	220	10	2001	22	2,170
FOP	36	30	2001	11	1,085
FOP	78	30	2001	23	2,269
FUS	560	100	2001	560	55,241
PCP	670	10	2001	67	6,609
STR	36	10	2001	4	395
TOTALS	2,835			1,591	156,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0120	01	1,591	134.9000	151.76	241,450	2001	2001	0	0	0	35.00	65.00

1 TWNHSE 0% - 0 Heated Area: 1400 HX Base Yr



** This building has 13 Sub-Areas

25 E MASHES SANDS RD, PANACEA

BLD DATE	04/20/2017	MMSR	LGL DATE	04/20/2017	MMSR
XF DATE	02/22/2012	KLMM	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	156,942
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	186,942
SOH/AGL Deduction	0
ASSESSED VALUE	186,942
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,942
TOTAL JUST VALUE	186,942
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,292

5 YR CH NO CHANGE

5 YR PRCL CH, N/C

DC OR 971 P 740 BETTY SEWELL

REMOVE HX FOR 2013

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0974/0835	6/30/2015	WD	Q	I	01	214,000
GRANTOR: SEWELL JOHN T III & W						
GRANTEE: REED WALLACE						
0971/0749	5/22/2015	WD	U	I	11	100
GRANTOR: SEWELL JOHN T III SUC						
GRANTEE: SEWELL JOHN T III 1						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2001] W20 S6 E13 S6 E7 BAS=[YR=2001] W20
UOP=[YR=2001] E13 N6 W13 S6$ PTR=W10 FUS=[YR=2001] W20
FOP=[YR=2001] E13 N6 W13 S6$ S28 E20 N28$ E10$ S42
DCK=[YR=2001] S4 E4 N4 FOP=[YR=2001] S6 E5 STR=[YR=2001] W4
S9 E4 DCK=[YR=2001] W9 STR=[YR=2001] E4 N11 W4 S11$ S5 E9 N5$
N9$ E1 N6 W6$ W4$ E20 PTR=E10 PCP=[YR=2001] E20 N36 W20
DCK=[YR=2001] E20 N11 W20 S11$ S12 E5 S10 W5 UST=[YR=2001] E5
N10 W5 S10$ S14$ W10$ N42$ N12 $.

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	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