

RIVER PLANTATION ESTATES
BLK C LOT 11
OR 90 P 108

LAMON JAMES CLYDE/LAMON DEBRA A
320 SUNSET CIRCLE
MOULTRIE, GA 31768

2024

20-3S-01E-166-05398-C11



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 70,586 TOTAL LAND VALUE - MARKET 116,000 TOTAL MARKET VALUE 186,586 SOH/AGL Deduction 10,400 ASSESSED VALUE 176,186 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 176,186 TOTAL JUST VALUE 186,586 NCON VALUE 70,586 INCOME VALUE PREVIOUS YEAR MKT VALUE 96,000											
																				FR PRMT CK 1/25/24 - PU XFOBS, CH PUSE CODE. PER TB, CHG ADJ ON LAND TO .80 FROM .25 5 YR PRCL CK, N/C ADD HX FOR 2018 FOR DARIUS											
																				PERMIT NUM DESCRIPTION AMT ISSUED B23-000872 BOARD WALK & DOCK 08/15/2023											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1157/0516 6/20/2020 WD Q V 01 99,000 GRANTOR: MALOY MICHAEL J GRANTEE: LAMON JAMES CLYDE & 0604/0736 7/13/2005 WD Q V 139,000 GRANTOR: VASILAKOS GRANTEE: MALOY											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
EXTRA FEATURES RIVER PLANTATION RD, CRAWFORDVILLE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 02/05/2021 TBJT											
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	0375	WOOD WALK	0	0758 4	3,032.00	SF	21.75	21.75	100	2024	2023	AV	100	65,946																	
2	0320	BOAT HOUSE	0	0 16 10	160.00	SF	29.00	29.00	100	2024	2023	AV	100	4,640																	
TOTALS EXTRA FEATURES															TOTAL OB/XF 70,586																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	0.80	145,000.00	116,000.00	116,000														
REVIEW DATE 01/26/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 116,000 Market: 0 Agricultural: 0 Common: 116,000 PRINTED 06/10/2026 BY SYS																															