

JOSEPH LEE ESTATES
BLOCK D LOT 3
OR 88 P 569 & OR 100 P 654

WRIGHT LANE
1286 RIDGE ROAD
CANTON, GA 30114-9547

2024

23-5S-02W-056-02817-028



ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	27	PREFIN	MTL	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	13	GALVALUM		60	
Roof Cover	01	MINIMUM		40	
Interior Wall	04	PLYWOOD		100	
Interior Floo	08	SHT VINYL		50	
Interior Floo	14	CARPET		50	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms		2	100		
Bathrooms		1	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		04	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	16,663
BAS	192	100	2014	192	4,761
FEP	210	85	1993	178	4,414
UOP	32	25	2003	8	198
TOTALS	1,106			1,050	26,036

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HOM	0%	- 0		61.99	65,090	1973	1983	0	0	60.00	40.00
Heated Area: 1042 HX Base Yr												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		26,036	
TOTAL MARKET OB/XF VALUE		929	
TOTAL LAND VALUE - MARKET		5,000	
TOTAL MARKET VALUE		31,965	
SOH/AGL Deduction		10,806	
ASSESSED VALUE		21,159	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		21,159	
TOTAL JUST VALUE		31,965	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		25,494	
COA 2021 TRIM RETURN FROM PO			
XFOB LN 5 & 6, PU NEW TRAV			
5 YR PRCL CH, CHG RCVR & CODE XFOB LN 1, DEL			
2017 TRIM RETURNED/UTF/OWNER DECEASED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1081/0697	8/02/2018	WD Q	I	01		23,000
GRANTOR: TRYGGVI INGOLFSSON LL						
GRANTEE: WRIGHT LANE						
1069/0181	4/11/2018	CT U	I	18		2,700
GRANTOR: WAKULLA COUNTY CLERK						
GRANTEE: TRYGGVI INGOLFSSON						

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	0940	OPEN SHED	0	0	18	10	180.00	SF	4.00	4.00	100	2002	2002	3	20	144	
2	0080	4' CHAINLI	0	0	0	0	24.00	LF	13.00	13.00	100	2003	2003	3	21	66	
3	0211	CONCRETE W	0	0	32	3	96.00	SF	6.00	6.00	100	1996	1996	3	20	115	
4	0955	PRIVACY FE	0	0	0	0	80.00	LF	15.00	15.00	100	1996	1996	3	0	0	
7	0700	PORT BLDG	0	0	10	8	80.00	SF	8.00	8.00	100	1984	1984	3	30	192	
8	0700	PORT BLDG	0	0	14	8	112.00	SF	8.00	8.00	100	1989	1989	3	46	412	

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			82.00	92.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

BUILDING NOTES			
12 GENEVA AVE, PANACEA			

BUILDING DIMENSIONS			
UOP=[YR=2003] W8 S4 E8 BAS=[YR=1993] W48 BAS=[YR=2014] E12 N16 W12 S16\$ W8 S12 E49 FEP=[YR=1993] W30 S7 E30 N7 \$ E7 N12\$ N4\$.			