

PANACEA PARK  
BLK D LOTS 5,6, & PART OF 4  
OR 35 P 667 OR 402 P 739

PENNA RONALD MECHELLE/CHAPMAN ALICIA DONNETTE  
5515 BIG A RD  
DOUGLASVILLE, GA 30135

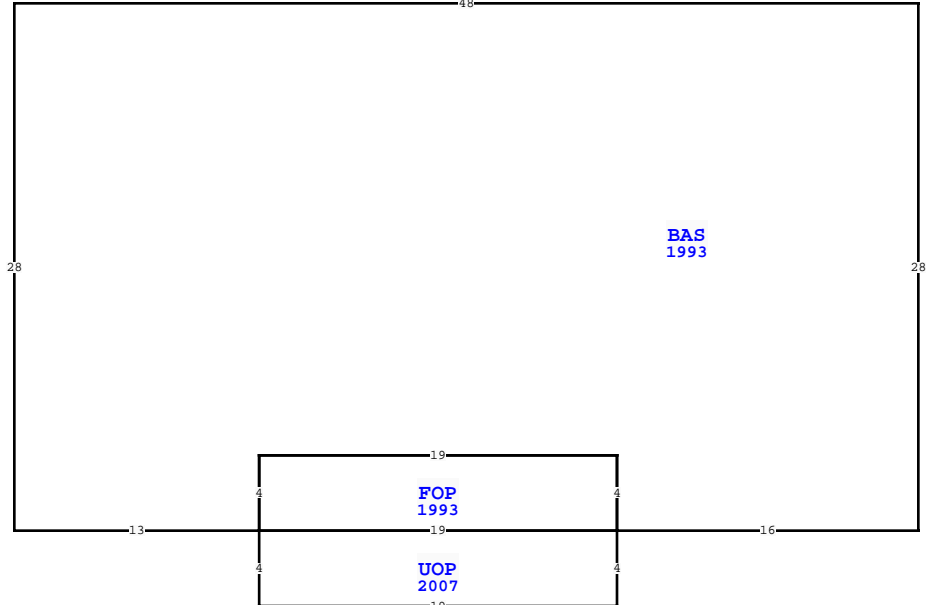
2024

23-5S-02W-095-02916-000



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
01	WOOD FRAME 100		
02	WOOD FRAME 100		
02	WALL BOARD 100		
03	GABLE/HIP 100		
13	GALVALUM 100		
05	DRYWALL 100		
09	PINE WOOD 70		
11	CLAY TILE 30		
04	AIR DUCTED 100		
03	CENTRAL 100		
Bedrooms		3 100	
Bathrooms		1 100	
Story Height		0 100	
Stories		1. 100	
Units		0 100	
Quality		08 FAIR	
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		4 MKT AREA 04	
NEIGHBORHOOD/LOC		95.00 1.15/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,268	100	1993
FOP	76	30	1993
UOP	76	20	2007
TOTALS	1,420		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2023		Heated Area: 1268					HX Base Yr			



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		49,774	
TOTAL MARKET OB/XF VALUE		2,946	
TOTAL LAND VALUE - MARKET		20,400	
TOTAL MARKET VALUE		73,120	
SOH/AGL Deduction		9,049	
ASSESSED VALUE		64,071	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		64,071	
TOTAL JUST VALUE		73,120	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		58,246	
MM 5 YR CK, CORR DIMENS, DEMO XFOB.			
AMENDED TRIM MAILED			
5 YR PRCL CHK DEL XFOB LN 8			
PU XFOB LN 7-8			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009289	REROOF (MTL)	0	04/13/2009
32459	ELECT	0	10/05/2004
30789	ELECT	0	09/22/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1257/0628	3/18/2022	WD	Q	I	01	82,000
GRANTOR: CAGNI WENDI						
GRANTEE: PENNA RONALD MECHEL						
1230/0129	9/16/2021	QC	U	I	11	100
GRANTOR: BUSCH ROBERT D						
GRANTEE: CAGNI WENDI						

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	0001	BLOCK UTIL	0	0	32	22	264.00	SF	16.00	16.00	100	1980	1980	3	20	845	
2	0210	CONCRETE D	0	0	52	10	520.00	SF	6.00	6.00	100	1980	1980	3	20	624	
3	0211	CONCRETE W	0	0	69	3	207.00	SF	6.00	6.00	100	1980	1980	3	20	248	
4	0955	PRIVACY FE	0	0	0	0	9.00	LF	15.00	15.00	100	2012	2012	3	70	95	
5	0131	FIRE PLACE	0	0	0	0	1.00	UT	700.00	700.00	100	2019	2019	3	92	644	
6	0210	CONCRETE D	0	0	34	12	408.00	SF	6.00	6.00	100	1980	1980	3	20	490	

TOTAL OB/XF													
2,946													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W48 S28 E13 N4 E19 S4 FOP=[YR=1993] N4 W19 S4 E19\$ UOP=[YR=2007] W19 S4 E19 N4\$ E16 N28 \$.													

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	000100	C	SFR	0			0.00	0.00	3.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	20,400							