PANACEA PARK
BLOCK E LOTS 6
OR 43 P 90 OR 225 P 45

MELTON ERIN
2874 HOBBS RD
COLUMBUS, GA 31909

2024

23-5S-02W-095-02920-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	04
NEIGHBORHOOD/LOC	95.00	1.15/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

43 CHEHAW ST, PANACEA

BLD DATE	08/19/2022	MMAK	LGL DATE		
XF DATE	05/03/2019	MMJT	LAND DATE	05/03/2019	MMJT
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,526
TOTAL LAND VALUE - MARKET	6,800
TOTAL MARKET VALUE	10,326
SOH/AGL Deduction	1,772
ASSESSED VALUE	8,554
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,554
TOTAL JUST VALUE	10,326
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,776

XFOB LN 2, PU XFOB LN 4 & 5

DEMO MH, BURNED DOWN, DEL XFOB LN 3, CHG DIM

5 YR PRCL CK, N/C

EYB, PU XFOB LN 2-3, DEL XFOB LN 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131	ELECT	0	01/02/2013
2010183	LAWN STORAGE	0	03/24/2010
2006612	MECHANICAL RESIDE	0	04/05/2006
20051240	A/C	0	12/30/2005
029903	ELECT	0	03/05/2003
026628	SW MH	0	06/06/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1260/0362	4/13/2022	WD	U	I	11	100
GRANTOR: HOPKINS HOLLIS						
GRANTEE: MELTON ERIN						
1189/0705	1/21/2021	QC	U	I	11	100
GRANTOR: HAMILTON TIMOTHY BRIA						
GRANTEE: HOPKINS HOLLIS						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0080	4' CHAINLI	0	0	0	0	208.00	LF	13.00	13.00	100	2007	2007	3	30	811	
2	0955	PRIVACY FE	0	0	0	0	193.00	LF	15.00	15.00	100	2013	2013	3	75	2,171	
6	0610	VINYL UTL	0	0	8	8	64.00	SF	6.00	6.00	100	2019	2019	3	85	326	
7	0940	OPEN SHED	0	0	8	8	64.00	SF	4.00	4.00	100	2019	2019	3	85	218	

LAND DESCRIPTION

TOTAL OB/XF 3,526

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	000000	C	VAC RES	0			57.00	155.00	1.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	6,800							

REVIEW DATE 06/29/2023 BY MM Total Acres: 0.20 Total Land Value: 6,800 Market: 0 Agricultural: 0 Common: 6,800 PRINTED 06/10/2026 BY SYS