PANACEA PARK SUB BLOCK G LOTS
10,11 & 12 OR 232 P 345
OR 819 P 16

DOWNS JOHNNY F
3895 YATESVILLE HWY
THOMASTON, GA 30286

2024

23-5S-02W-095-02928-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	01
NEIGHBORHOOD/LOC	000	1.00/	

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

BAYBERRY LN, PANACEA

BLD DATE		LGL DATE	03/18/2015 MMSR
XF DATE		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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	12,000
SOH/AGL Deduction	0
ASSESSED VALUE	12,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,000
TOTAL JUST VALUE	12,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,000

5YR PRCL CK NC MM

5 YR PRCL CK, N/C

5 YR PRCL CH, N/C

TC COA FORM MR DOWNS 706-741-6283

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0819/0016	2/19/2010	PR	U	V	30	100
GRANTOR: DOWNS F JOHNNY AS PER						
GRANTEE: DOWNS F JOHNNY						
0232/0345	5/06/1994	WD	U	V		100
GRANTOR: DOWNS & CROSBY						
GRANTEE: LARRY F DOWNS						

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

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	000000	C	VAC RES	0			156.00	148.00	3.00	LT		1.00	1.00	1.00	4,000.00	4,000.00	12,000							

REVIEW DATE 10/03/2022 BY MMLW Total Acres: 0.53 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 04/08/2026 BY SYS