

PARCEL KNOWN AS TRACT B BEING  
A PART OF LOT 6 BLOCK A OF  
TWIN LAKES ESTATES

VINING BENJAMIN HARRISON JR/VINING PATRICIA  
417 BOYT RD  
THOMASTON, GA 30286

2024

23-5S-02W-126-02816-06B



| ELEMENT          |                  | CD          |        | CONSTRUCTION |                      |
|------------------|------------------|-------------|--------|--------------|----------------------|
| Foundation       | 01               | WOOD        | FRAME  | 100          |                      |
| Frame            | 02               | WOOD        | FRAME  | 100          |                      |
| Exterior Wall    | 08               | WD          | ON PLY | 100          |                      |
| Roof Structur    | 03               | GABLE       | /HIP   | 100          |                      |
| Roof Cover       | 01               | MINIMUM     |        |              |                      |
| Interior Wall    | 04               | PLYWOOD     | 50     |              |                      |
| Interior Wall    | 05               | DRYWALL     | 50     |              |                      |
| Interior Floo    | 08               | SHT         | VINYL  | 50           |                      |
| Interior Floo    | 14               | CARPET      | 50     |              |                      |
| Heating Type     | 04               | AIR         | DUCTED | 100          |                      |
| Air Condition    | 02               | WINDOW      | 100    |              |                      |
| Bedrooms         |                  | 2           | 100    |              |                      |
| Bathrooms        |                  | 1           | 100    |              |                      |
| Stories          | 1.               | 1.          | 100    |              |                      |
| Class            | 00               | N/A         | 100    |              |                      |
| Units            |                  | 0           | 100    |              |                      |
| Quality          | 01               | MINIMUM     |        |              |                      |
| 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              | 576              | 100         | 1993   | 576          | 8,827                |
| UOP              | 288              | 25          | 2016   | 72           | 1,103                |
| TOTALS           | 864              |             |        | 648          | 9,930                |

| MARKET ADJUSTMENTS  |            |           |             |                  |                |      |      |            |      |       |        |  |  |          |            |      |          |  |         |            |      |           |            |          |  |  |         |  |
|---|------------|-----------|-------------|------------------|----------------|------|------|------------|------|-------|--------|--|--|----------|------------|------|----------|--|---------|------------|------|-----------|------------|----------|--|--|---------|--|
| TYPE  | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE   | REPL. COST NEW | AYB  | EYB  | ECON       | FNCT | NORM  | % COND |  |  |          |            |      |          |  |         |            |      |           |            |          |  |  |         |  |
| 0200  | 02         | 648       | 54.7250     | 38.31            | 24,825         | 1986 | 1986 | 0          | 0    | 60.00 | 40.00  |  |  |          |            |      |          |  |         |            |      |           |            |          |  |  |         |  |
| 1 MOBILE HOM  |            | 0% - 0    |             | Heated Area: 576 |                |      |      | HX Base Yr |      |       |        |  |  |          |            |      |          |  |         |            |      |           |            |          |  |  |         |  |
|   |            |           |             |                  |                |      |      |            |      |       |        |  |  |          |            |      |          |  |         |            |      |           |            |          |  |  |         |  |
| <table border="1"> <tr> <td>BLD DATE</td> <td>04/04/2019</td> <td>MMAK</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>04/04/2019</td> <td>MMAK</td> <td>LAND DATE</td> <td>04/04/2019</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table> |            |           |             |                  |                |      |      |            |      |       |        |  |  | BLD DATE | 04/04/2019 | MMAK | LGL DATE |  | XF DATE | 04/04/2019 | MMAK | LAND DATE | 04/04/2019 | INC DATE |  |  | AG DATE |  |
| BLD DATE  | 04/04/2019 | MMAK      | LGL DATE    |                  |                |      |      |            |      |       |        |  |  |          |            |      |          |  |         |            |      |           |            |          |  |  |         |  |
| XF DATE   | 04/04/2019 | MMAK      | LAND DATE   | 04/04/2019       |                |      |      |            |      |       |        |  |  |          |            |      |          |  |         |            |      |           |            |          |  |  |         |  |
| INC DATE  |            |           | AG DATE     |                  |                |      |      |            |      |       |        |  |  |          |            |      |          |  |         |            |      |           |            |          |  |  |         |  |

| WAKULLA COUNTY PROPERTY                       |             |     |             |
|---|-------------|-----|-------------|
| VALUATION SUMMARY                             |             |     | PAGE 1 of 1 |
| VALUATION BY                                  |             |     | STANDARD    |
| Tax Group: 3                                  | Tax Dist:   |     |             |
| BUILDING MARKET VALUE                         |             |     | 9,930       |
| TOTAL MARKET OB/XF VALUE                      |             |     | 0           |
| TOTAL LAND VALUE - MARKET                     |             |     | 10,000      |
| TOTAL MARKET VALUE                            |             |     | 19,930      |
| SOH/AGL Deduction                             |             |     | 6,390       |
| ASSESSED VALUE                                |             |     | 13,540      |
| TOTAL EXEMPTION VALUE                         |             |     | 0           |
| BASE TAXABLE VALUE                            |             |     | 13,540      |
| TOTAL JUST VALUE                              |             |     | 19,930      |
| NCON VALUE                                    |             |     | 0           |
| INCOME VALUE                                  |             |     |             |
| PREVIOUS YEAR MKT VALUE                       |             |     | 14,393      |
| 5 YR PRCL CH, PU NEW TRAV                     |             |     |             |
| DEL XFOB LN 1                                 |             |     |             |
| 5 YR PRCL CH, PU FNDN & FRME, CORR RCVR, QUAL |             |     |             |
| QUAL & EYB, CORRECT DIM XFOB LN 1             |             |     |             |
| PERMIT NUM                                    | DESCRIPTION | AMT | ISSUED      |
| 31796   | SEWER CONN  | 0   | 05/07/2004  |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0410/0408                      | 6/08/2001  | WD        | Q     | I     |        | 20,000     |
| GRANTOR: TAYLOR JAMES A        |            |           |       |       |        |            |
| GRANTEE: VINING BENJAMINE HA   |            |           |       |       |        |            |
| 0393/0344                      | 11/07/2000 | WD        | Q     | I     |        | 16,000     |
| GRANTOR: HUDSON ALVIN D & BEVE |            |           |       |       |        |            |
| GRANTEE: TAYLOR JAMES A        |            |           |       |       |        |            |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |       |                |
|----------------|------------|-------------|-----|-----|---|---|-------|----|-------|----------------|
| L              | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE |
|                |            |             |     |     |   |   |       |    |       |                |

| TOTAL OB/XF |            |      |           |            |  |  |  |  |  |  |  |  |  |
|-------------|------------|------|-----------|------------|--|--|--|--|--|--|--|--|--|
| BLD DATE    | 04/04/2019 | MMAK | LGL DATE  |            |  |  |  |  |  |  |  |  |  |
| XF DATE     | 04/04/2019 | MMAK | LAND DATE | 04/04/2019 |  |  |  |  |  |  |  |  |  |
| INC DATE    |            |      | AG DATE   |            |  |  |  |  |  |  |  |  |  |
| 0           |            |      |           |            |  |  |  |  |  |  |  |  |  |

| BUILDING NOTES |
|----------------|
|                |

| BUILDING DIMENSIONS  |
|--|
| BAS=[YR=1993] W48 S12 E48 UOP=[YR=2016] W24 S12 E24 N12\$ N12\$. |

| LAND DESCRIPTION   | 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 DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSVR | 0           |
| 1 000201 C MH 0 RSU1 0.00 0.00 1.00 LT 1.00 1.00 1.00 10,000.00 10,000.00 10,000   |             |