

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		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
08	WD ON PLY 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
04	PLYWOOD 50				
05	DRYWALL 50				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
02	WINDOW 100				
1.00					
00	N/A 100				
01	MINIMUM				
0200	MOBILE HOME				
4	MKT AREA	04			
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											
BLD DATE 04/04/2019 MMAK				LGL DATE 04/04/2019 MMAK				04/04/2019 MMAK			
XF DATE 04/04/2019 MMAK				LAND DATE				AG DATE			
INC 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		0	
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 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

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	DPHT 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		RSU1	0.00	0.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W48 S12 E48 UOP=[YR=2016] W24 S12 E24 N12S N12S.											