

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

VINING LEE L
7664 THOMASTON RD
MACON, GA 31220

2024

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

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Foundation	01 WOOD FRAME 100
Frame	02 WOOD FRAME 100
Exterior Wall	26 AL SIDING 100
Roof Structur	01 FLAT 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floor	08 SHT VINYL 50
Interior Floor	14 CARPET 50
Heating Type	03 FORCED AIR 100
Air Condition	02 WINDOW 100
Bedrooms	2 100
Bathrooms	1 100
Stories	1. 1. 100
Class	00 N/A 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	0%	- 0	55.16	57,808	1980	1980	0	0	60.00	40.00

Heated Area: 784		HX Base Yr	
16	12	12	8
8	8	36	12
16	16	36	12
14	56	14	38
14	56	14	38
16	16	12	12
16	16	12	12

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			23,123
TOTAL MARKET OB/XF VALUE			12,463
TOTAL LAND VALUE - MARKET			10,000
TOTAL MARKET VALUE			45,586
SOH/AGL Deduction			15,243
ASSESSED VALUE			30,343
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			30,343
TOTAL JUST VALUE			45,586
NCON VALUE			10,328
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			25,420
5 YR CK 7-6-23 MM PU XFOB LN'S 3-5			
5 YR PRCL CH. PU NEW TRAV			
CORR TRAV, PU XFOB LN 1-2, DEL XFOB LN 3			
5 YR PRCL CH, PU FNDN & FRME, CHG QUAL, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

Quality	02 BELOW AVERAGE				
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	784	100	1993	784	17,298
UOP	128	25	2004	32	706
UOP	432	25	2007	108	2,383
UOP	192	25	2013	48	1,059
UOP	304	25	2018	76	1,677
TOTALS	1,840			1,048	23,123

EXTRA FEATURES																	
243 JER-BE-LOU BLVD, PANACEA																	
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	0055	PORTABLE C	0	0	25	20	500.00	SF	3.00	3.00	100	2013	2013	3	57	855	
2	0700	PORT BLDG	0	0	10	20	200.00	SF	8.00	8.00	100	2013	2013	3	80	1,280	
4	0190	PREFAB MET	0	0	30	18	540.00	SF	20.00	20.00	100	2024	2020		89	9,612	
5	0210	CONCRETE D	0	0	12	10	120.00	SF	6.00	6.00	100	2024	2020		89	641	
6	0211	CONCRETE W	0	0	0	0	14.00	SF	6.00	6.00	100	2024	2020		89	75	
TOTALS												12,463					

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0677/0162	9/28/2006	WD	Q	V		3,500
GRANTOR: JACOBS BOBBY C						
GRANTEE: VINING LEE L						
0088/0414	4/01/1982	WD	U	V		3,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2007] W36 S12 UOP=[YR=2004] N8 W16 S8 E16\$ E36	
BAS=[YR=1993] W56 S14 E56 UOP=[YR=2013] W16 S12 E16 N12\$ N14\$ N12\$ UOP=[YR=2018] S38 E8 N38 W8\$.	

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	000201	C	MH	0		RSU1	148.00	305.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							