

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

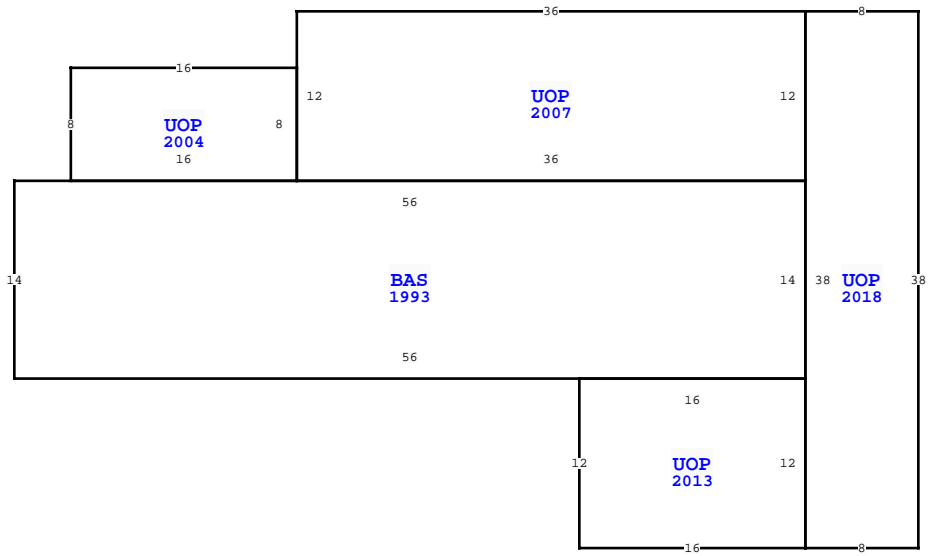
VINING LEE L  
7664 THOMASTON RD  
MACON, GA 31220

**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
0200	02	1,048	78.8000	55.16	57,808	1980	1980	0	0	60.00	40.00
1 MOBILE HOM 0% - 0 Heated Area: 784 HX Base Yr											



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
<b>TOTALS</b>	<b>1,840</b>			<b>1,048</b>	<b>23,123</b>

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

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:						

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
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	

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							