

TWIN LAKES ESTATE UNIT 1
 BLOCK B LOT 38
 OR 46 P 601

BIRDSONG FAMILY LIMITED PTNSHP
 1785 NEW HAVEN CHURCH RD
 GORDON, GA 31031

2024

23-5S-02W-128-02816-084


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																		
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 5,000 TOTAL MARKET VALUE 5,000 SOH/AGL Deduction 0 ASSESSED VALUE 5,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,000 TOTAL JUST VALUE 5,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 5,000 5 YR PRCL CHECK - N/C 5 YR PRCL CHECK - N/C 5 YR PRCL CH - CHG LAND CODE TO 0133 LAKE SALE PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 0619/0727 9/30/2005 WD U V 90,000 GRANTOR: GAVIN MARK A GRANTEE: BIRDSONG FAMILY LIM 0596/0213 5/27/2005 WD Q V 55,000 GRANTOR: VAUGH GRANTEE: GAVIN BUILDING NOTES BUILDING DIMENSIONS																				
DOR CODE		0000 VACANT RESIDENTIAL																																						
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																																			
TOTALS																				JER-BE-LOU CIR, PANACEA										BLD DATE	04/22/2019		MMTP	LGL DATE	04/22/2019		MMTP			
EXTRA FEATURES																														XF DATE				LAND DATE				AG DATE		
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										0										
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	000133	C	SFR LAKE	0			153.00	206.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000																							
REVIEW DATE 04/22/2019 BY MMTP Total Acres: 0.72 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 06/17/2026 BY SYS																																								