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

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

JER-BE-LOU CIR, PANACEA

BLD DATE	04/22/2019	MMTP	LGL DATE	04/22/2019 MMTP
XF DATE			LAND DATE	
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY

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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

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 05/06/2026 BY SYS