AGUA DE VIDA
BLOCK A LOTS 4 5 & 6
DB 39 P 463 & OR 65 P 623

VAUGHN GAIL C/SMITH CHERIE C
1229 PENDLETON DR
KANNAPOLIS, NC 28081

**2024**

**25-5S-02W-046-03298-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0000 | VACANT RESIDENTIAL | |
| MAP NUM | 4 | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 46.00 | 1.25/ | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

COASTAL HWY, PANACEA

| | | | |
|---|---|---|---|
| BLD DATE | 06/27/2008 MMSR | LGL DATE | 01/30/2019 MMSS |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 20,625 |
| TOTAL MARKET VALUE | 20,625 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 20,625 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 20,625 |
| TOTAL JUST VALUE | 20,625 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 20,625 |

5 YR PRCL CK, N/C

ADD CHG PER WAKULLA TRIM NCOA REPORT

5 YR PRCL CK, N/C

LAND REVAL PER 2010 SALES STUDY (JB/HC)

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0405/0281 | 4/17/2001 | WD | U | V | | 100 |
| GRANTOR: CHASE PHYLLIS F | | | | | | |
| GRANTEE: VAUGHN GAIL C & CHE | | | | | | |
| 0065/0623 | 10/01/1978 | WD | U | V | | 1,800 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 001001 | C | COMM W/XFOB | 0 | | C2 | 75.00 | 100.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 275.00 | 275.00 | 20,625 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 01/30/2019 BY MMSS Total Acres: 0.17 Total Land Value: 20,625 Market: 0 Agricultural: 0 Common: 20,625 PRINTED 04/01/2026 BY SYS