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

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

WAKULLA COUNTY PROPERTY

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

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

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	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							

REVIEW DATE 01/30/2019 BY MMSS Total Acres: 0.17 Total Land Value: 20,625 Market: 0 Agricultural: 0 Common: 20,625 PRINTED 06/17/2026 BY SYS