

AQUA DE VIDA BLOCK C
 LOTS 2, 3 & 4 LESS S 30 FEET
 OF LOT 2 OR 74 P 783

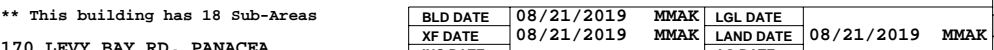
FANTANA HOLDINGS LLC/GREGORY SCOTT H JR
 49 ATLANTA ST
 MARIETTA, GA 30060

2024

25-5S-02W-046-03311-000

ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 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
0100	01	2,531	148.4600	197.45	499,746	1986	2020	0	0	0	3.75 96.25
1 SINGLE FAM 0% - 0 Heated Area: 2005 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE	481,006		
TOTAL MARKET OB/XF VALUE	70,123		
TOTAL LAND VALUE - MARKET	120,000		
TOTAL MARKET VALUE	671,129		
SOH/AGL Deduction	0		
ASSESSED VALUE	671,129		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	671,129		
TOTAL JUST VALUE	671,129		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	680,675		
5 YR PRCL CH, N/C			
5 YR PRCL CH PER PRMT, N/C			
5 YR PRCL CH, N/C			
OUTSIDE BLDG (XFOB LN 1), PU XFOB LN 15-19			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001358	REPLACE DOCK	0	01/02/2019
16001098	DECK	0	11/01/2016
16000753	REMODEL	0	08/01/2016
15001020	DECK-CO	0	11/03/2015
15000976	MECH	0	10/21/2015
15000955	GAS	0	10/14/2015

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
04 ABOVE AVERAGE	0100 SINGLE FAMILY	4 MKT AREA 04	135.00 1.40/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	1993	450	85,521
BAS	451	100	1993	451	85,711
BAS	60	100	2004	60	11,403
BAS	204	100	2005	204	38,770
DCK	30	10	1995	3	570
DCK	52	10	1995	5	950
DCK	42	10	2015	4	760
DCK	77	10	2015	8	1,521
DCK	1,291	10	2015	129	24,516
FOP	240	30	1993	72	13,683
TOTALS	7,447			2,531	481,006

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	0002	BATH ROOM	0	0	12	7	84.00	SF	25.00	100	1980	1980	3	20	420	
2	0140	FIRE PLACE	0	0	0	0	1.00	UT	1,900.00	100	1987	1987	3	44	836	
3	0020	BARN, FRAME	0	0	30	25	750.00	SF	12.00	100	2004	2004	3	23	2,070	
4	0350	BOATDOCK A	0	0	17	7	119.00	SF	26.40	100	1998	1998	GD	20	628	
5	0350	BOATDOCK A	0	0	17	16	272.00	SF	26.40	100	2006	2006	GD	27	1,939	
6	0375	WOOD WALK	0	0	205	4	820.00	SF	15.00	100	1998	1998	3	20	2,460	
7	0125	MTL/VYL AC	0	0	0	0	360.00	LF	19.00	100	2013	2013	3	57	3,899	
8	0210	CONCRETE D	0	0	429	12	5,148.00	SF	6.00	100	2015	2015	3	67	20,695	
9	0210	CONCRETE D	0	0	0	0	2,239.00	SF	6.00	100	2015	2015	3	67	9,001	
10	0211	CONCRETE W	0	0	22	4	88.00	SF	6.00	100	2015	2015	3	67	354	

LAND DESCRIPTION		TOTAL OB/XF 42,302																						
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	000121	C	SFR BAY	0		P2	260.00	475.00	2.00	LT		1.00	1.00	0.80	75,000.00	60,000.00	120,000							

EXTRA FEATURES											
BLD DATE	XF DATE	INC DATE	MMAK	LGL DATE	LAND DATE	AG DATE	MMAK				
08/21/2019	08/21/2019			08/21/2019							

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1188/0143	1/08/2021	TR	Q	I	01	780,000

GRANTOR: MCMULLEN RICHARD D AS	
GRANTEE: FANTANA HOLDINGS LL	
1009/0143	8/04/2016 QC U I 11 100
GRANTOR: MCMULLEN RICHARD D	
GRANTEE: MCMULLEN RICHARD D	

BUILDING NOTES	
BUILDING DIMENSIONS	
DCK=[YR=2015] W67 S20 E60 BAS=[YR=2005] W17 S12 E17	
BAS=[YR=1993] W17 S23 E5 S5 FOP=[YR=1993] N5 W48	
BAS=[YR=1993] E15 N30 W15 FOP=[YR=2015] E43 OWH=[YR=1993]	
W28 S30 E28 N30\$ N5 W43 S5\$ S30\$ S5 DCK=[YR=2015] S11 E7 N11	
W7\$ E25 DCK=[YR=2015] W7 S6 E7 N6\$ E23\$ E12 PTR=E20	
PTO=[YR=1987] E24 PCP=[YR=1987] E24 N35 PTO=[YR=1987] S29 E10	
S6 BAS=[YR=2004] N6 W10 S6 E10\$ E2 N24 PTO=[YR=2015] S12 E24	
N12 W24 \$ N11 W12\$ W24 S35\$ N10 W3 S3 W10 DCK=[YR=1995] E10	
N3 W10 S3\$ N26 E13 DCK=[YR=1995] W13 S4 E13 PST=[YR=1987] W13	
S19 E13 N19\$ N4\$ N2 W24 PTO=[YR=2015] E60 N13 E7 N7 W67 S20\$	
S35\$ W20\$ N28\$ N12\$ E7 N6 W7 N7 E7 N7\$.	

