AQUA DE VIDA BLOCK C LOT 8
OR 37 P 546 OR 386 P 766
OR 596 P 623 OR 729 P 788

AKINS MICHAEL/VASYLYEVA SVITLANA
3084 PINE CREEK ROAD
CULLOWHEE, NC 28723

2024

25-5S-02W-046-03314-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	04
NEIGHBORHOOD/LOC	46.100	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

LEVY BAY RD, PANACEA

BLD DATE	06/27/2008	MMSR	LGL DATE	01/17/2019 MMSS
XF DATE			LAND DATE	
INC DATE			AG DATE	

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	75,000
TOTAL MARKET VALUE	75,000
SOH/AGL Deduction	2,400
ASSESSED VALUE	72,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,600
TOTAL JUST VALUE	75,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

2024 MAIL COA FORM BY OWNER

5 YR PRCL CK, N/C

MORRIS SINGLETARY DOD 5-30-2016 OR 1005 P 8

5 YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1229/0509	9/21/2021	WD	Q	V	01	109,900
GRANTOR: YUHAS JOSEPH						
GRANTEE: AKINS MICHAEL & VAS						
1205/0498	4/27/2021	WD	Q	V	01	60,000
GRANTOR: MCMULLEN RICHARD D AS						
GRANTEE: YUHAS JOSPEH						

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	000001	C	VAC BAY	0		R1	100.00	375.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/17/2019 BY MMSS Total Acres: 0.86 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 06/17/2026 BY SYS