**PANACEA HEIGHTS**
BLOCK B LOTS 7,8,37 & 38
OR 47 P 884 OR 107 P 406

**WATSON THOMAS**
204 DENHAM ST
THOMASTON, GA 30286

**2024**

**25-5S-02W-050-03288-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 1002 | COMM W/XFOB | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

1194 COASTAL HWY, PANACEA

| | | | | |
|---|---|---|---|---|
| BLD DATE | 01/30/2019 | MMAK | LGL DATE | |
| XF DATE | 01/30/2019 | MMAK | LAND DATE | 01/30/2019 MMAK |
| 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 | 2,727 |
| TOTAL LAND VALUE - MARKET | 24,000 |
| TOTAL MARKET VALUE | 26,727 |
| SOH/AGL Deduction | 3,554 |
| ASSESSED VALUE | 23,173 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 23,173 |
| TOTAL JUST VALUE | 26,727 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 21,066 |

REMOVE HX NOT DWELLING OUT OF CO ADDR DN

FLAG H3 OUT OF CO ADDRESS NO BLDG

MM 5 YR CK, DEMO SFD, CH PUSE & LAND CODE.

COA PER USPS FORM 3547

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16000372 | RE-ROOF | 0 | 04/19/2016 |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1125/0549 | 9/25/2019 | WD | Q | I | 01 | 112,000 |
| GRANTOR: TERRY AUSTIN | | | | | | |
| GRANTEE: WATSON THOMAS | | | | | | |
| 0918/0587 | 8/12/2013 | WD | Q | I | 01 | 70,000 |
| GRANTOR: GUNTER WILLIAM D. JR. | | | | | | |
| GRANTEE: TERRY AUSTIN | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0170 | GARAGE UNF | 0 | 0 | 20 | 12 | 240.00 | SF | 25.00 | 25.00 | 100 | 1984 | 1984 | 3 | 30 | 1,800 | |
| 2 | 0001 | BLOCK UTIL | 0 | 0 | 12 | 10 | 120.00 | SF | 16.00 | 16.00 | 100 | 1958 | 1958 | 3 | 20 | 384 | |
| 3 | 0211 | CONCRETE W | 0 | 0 | 19 | 3 | 57.00 | SF | 6.00 | 6.00 | 100 | 2005 | 2005 | 3 | 24 | 82 | |
| 4 | 0940 | OPEN SHED | 0 | 0 | 12 | 12 | 144.00 | SF | 4.00 | 4.00 | 100 | 2018 | 2018 | 3 | 80 | 461 | |
| | | | | | | | | | | | | | | | | | |
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## LAND DESCRIPTION

TOTAL OB/XF 2,727

| 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 | | C3 | 50.00 | 124.00 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 12,000 | | | | | | | |
| 2 | 001001 | C | COMM W/XFOB | 0 | | C3 | 50.00 | 150.00 | 2.00 | UT | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 12,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 09/13/2022 BY MMLA Total Acres: 0.31 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 04/01/2026 BY SYS