SEC. 25-5S-2W BLOCK A LOT 7
OF MAGNOLIA RIDGE UNIT II
OR 229 P 681 OR 1256 P 181

ELDRED WILLIAM L III
54 LEE RD 2006
PHOENIX CITY, AL 36870

2024

25-5S-02W-172-03248-A07

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
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

AUCILLA ST, PANACEA

BLD DATE	06/20/2008 MMSR	LGL DATE	01/24/2019 MMSS
XF DATE		LAND DATE	
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	0
TOTAL LAND VALUE - MARKET	2,500
TOTAL MARKET VALUE	2,500
SOH/AGL Deduction	0
ASSESSED VALUE	2,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,500
TOTAL JUST VALUE	2,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,500

COA REQUEST BY PHONE BY WILLIAM ELDRED

5 YR PRCL CK, N/C

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/0527	3/11/2022	SA	U	V	30	100
GRANTOR: STILLWELL JOE TIGNER						
GRANTEE: ELDRED WILLIAM L II						
1256/0181	3/08/2022	SA	U	V	30	100
GRANTOR: STILLWELL JOE TIGNER						
GRANTEE: ELDRED WILLIAM L II						

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	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	0.50	5,000.00	2,500.00	2,500							

REVIEW DATE 01/24/2019 BY MMSS Total Acres: 0.00 Total Land Value: 2,500 Market: 0 Agricultural: 0 Common: 2,500 PRINTED 04/22/2026 BY SYS