

PORT PANACEA LOT 5
 OR 148 P 115
 OR 165 P 475 OR 417 P 145

11 SANDPIPER DRIVE, LLC
 103 BRIDLEWOOD COURT
 THOMASVILLE, GA 31792

2024

25-5S-02W-216-03236-005



ELEMENT		CD	CONSTRUCTION		
Foundation	04	PILE	WOOD	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	08	WD ON	PLY	100	
Roof Structur	08	IRREGULAR		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	11	CLAY	TILE	50	
Interior Floo	14	CARPET		50	
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	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA		04	
NEIGHBORHOOD/LOC	138.00		1.80/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1993	1,400	206,375
DCK	231	10	1993	23	3,390
PCP	1,400	10	1991	140	20,637
TOTALS	3,031			1,563	230,402

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR	ODD SH	0%	- 0	Heated Area: 1400					HX Base Yr			
BLD DATE	01/31/2019	MMSS	LGL DATE	01/31/2019	MMSS								
XF DATE	09/11/2013	MMSSR	LAND DATE										
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			230,402
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			17,500
TOTAL MARKET VALUE			247,902
SOH/AGL Deduction			0
ASSESSED VALUE			247,902
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			247,902
TOTAL JUST VALUE			247,902
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			251,294
CORR 2019 & 2020 SOH- PRGRM ERROR			
5 YR PRCL CK, N/C			
CORR TRAV			
5 YR PRCL CH, PU FNDN, DEL XFOB LN 1, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2012662	RE-ROOF	0	10/02/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1201/0425	4/01/2021	WD Q	Q	I	01	232,000
GRANTOR: OGLETREE GWINETTA M &						
GRANTEE: 11 SANDPIPER DRIVE,						
0909/0290	4/30/2013	WD Q	Q	I	01	125,000
GRANTOR: FLORIDA COMMERCE CRED						
GRANTEE: OFLETREE GWINETTA M						

EXTRA FEATURES																	
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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] 1400\$ DCK=[YR=1993] 231\$ PCP=[YR=1991] 1400\$.

LAND DESCRIPTION																								
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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	17,500.00	17,500.00	17,500							