LAKE ELLEN ESTATES UNIT 1
BLOCK 4 LOT 24
OR 14 P 338

WOOD CARRIE
1304 W DOLPHIN DR
OAK ISLAND, NC 28465-7100

2024

26-4S-02W-022-02262-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	5	MKT AREA	08
NEIGHBORHOOD/LOC	22.00	1.25/	

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

STANLEY DR, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2018 MMJT
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	7,500
TOTAL MARKET VALUE	7,500
SOH/AGL Deduction	4,838
ASSESSED VALUE	2,662
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,662
TOTAL JUST VALUE	7,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,500

2023 TRIM RETURNED COA
5YR CK NC JS
5 YR PRCL CK, N/C
COA PER USPO FORM 3547

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0661/0551	6/13/2006	WD	Q	V	03	15,000
GRANTOR: JOHN HOBBS						
GRANTEE: CARRIE WOOD						
0642/0303	2/24/2006	WD	Q	V	03	7,500
GRANTOR: PARIS WILLIAM F III						
GRANTEE: HOBBS JOHN						

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			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	7,500							

REVIEW DATE 06/09/2023 BY JSLW Total Acres: 0.11 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 05/06/2026 BY SYS