

LAKE ELLEN ESTATES UNIT 1
 BLOCK 5 LOT 57
 OR 48 P 218

DOBSON C W
 213 WESLEY CHAPEL RD SW
 CALHOUN, GA 30701

2024

26-4S-02W-022-02322-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																										
															VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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																																																										
															MM 5YR CK NC 5 YR PRCL CK, N/C 5 YR PRCL CK, N/C 5 YR PRCL CK, N/C																																																										
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TOTALS 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 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 LAKE ELLEN DR, CRAWFORDVILLE BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/23/2018 MMJT															TOTAL OB/XF 0																																																										
LAND DESCRIPTION <table border="1"> <thead> <tr> <th>L N</th> <th>USE CODE</th> <th>CLS</th> <th>LAND USE DESCRIPTION</th> <th>CAP</th> <th>R D</th> <th>LOC ZONE</th> <th>FRONT</th> <th>DEPTH</th> <th>TOT LND UTS</th> <th>UNIT TYPE</th> <th>D T</th> <th>DPTH FACT</th> <th>% COND</th> <th>TOT ADJ</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>LAND VALUE</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>YEAR</th> <th>DENSITY</th> <th>DECL</th> <th>FRZ</th> <th>YR</th> <th>CONSRV</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>000000</td> <td>C</td> <td>VAC RES</td> <td>0</td> <td> </td> <td> </td> <td>50.00</td> <td>100.00</td> <td>1.00</td> <td>LT</td> <td> </td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>7,500.00</td> <td>7,500.00</td> <td>7,500</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>															L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 06/30/2023 BY MMLW Total Acres: 0.11 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 05/06/2026 BY SYS									
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