

LAKE ELLEN ESTATES UNIT 1
 BLOCK 6 LOT 20
 OR 19 P 309 & OR 91 P 338

TYUS CECIL THOMAS JR
 3550 HWY 82 W
 BILLINGSLEY, AL 36006

2024

26-4S-02W-022-02349-000



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 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 4,750 ASSESSED VALUE 2,750 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,750 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 PER PHONE 3343802054 ADD CHG KATHY TALCOTT DAUGHTER OF CECIL PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1216/0171 1/27/2021 QC P V 98 2,500 GRANTOR: TALCOTT KATHY T, TYUS GRANTEE: PARNELL MONICA 0091/0338 1/01/1981 QC U V 100 GRANTOR: GRANTEE: BUILDING NOTES BUILDING DIMENSIONS									
DOR CODE 0000 VACANT RESIDENTIAL						TOTALS										BLD DATE XF DATE INC DATE LGL DATE LAND DATE 04/20/2018 MMJT AG DATE											
MAP NUM 5 MKT AREA 08						EXTRA FEATURES LAKE ELLEN DR, CRAWFORDVILLE																					
NEIGHBORHOOD/LOC 22.00 1.25/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	L	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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							