1.77 AC M/L LOCATED AT THE COR
OF HARRISON & CHATTAHOOCHEE DR
P-2-14-M-54

DIXON SHANNON L
314 RIVER BLUFF DR
WOODSTOCK, GA 30188

2024

26-5S-02W-000-03550-014

BUILDING CHARACTERISTICS

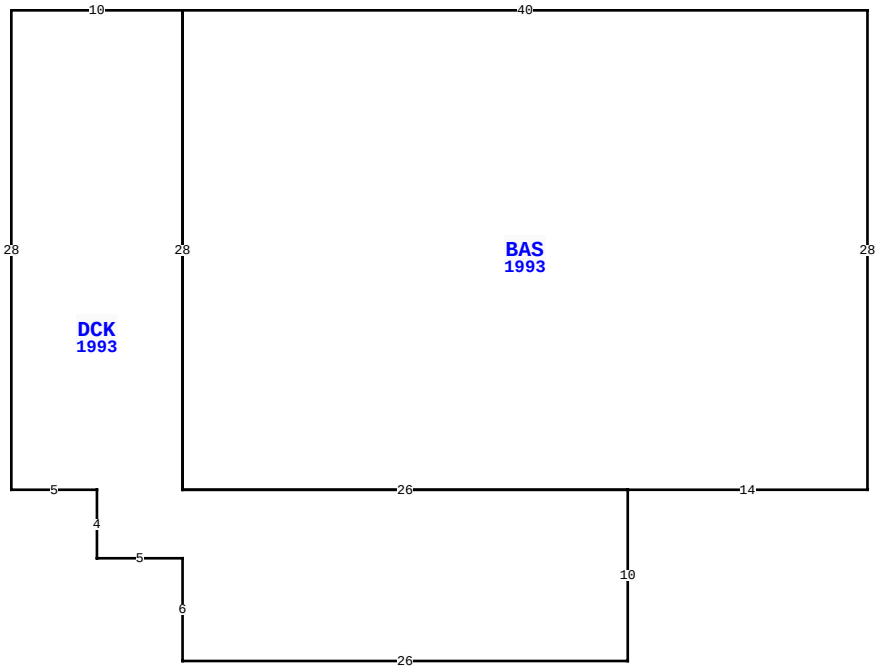
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	01	MINIMUM
DOR CODE	0100	SINGLE FAMILY
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
BAS	1,120	100	1993	1,120	24,984
DCK	560	10	1993	56	1,249
TOTALS	1,680			1,176	26,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,176	75.7500	71.96	84,625	1989	1989	0	0	35	34.00	31.00

1 SINGLE FAM 0% - 0 Heated Area: 1120 HX Base Yr



34 CHATTAHOOCHEE ST, PANACEA

BLD DATE	05/23/2019	MMAK	LGL DATE	05/23/2019	MMAK
XF DATE	05/23/2019	MMAK	LAND DATE		
INC DATE			AG DATE		

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
1	0080	4' CHAINLI	0	0	0	0	1,000.00	LF	13.00	13.00	100	1993	1993	3	20	2,600	
2	0620	WOOD UTL B	0	0	16	8	128.00	SF	6.00	6.00	100	2002	2002	3	20	154	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	26,234
TOTAL MARKET OB/XF VALUE	2,754
TOTAL LAND VALUE - MARKET	13,275
TOTAL MARKET VALUE	42,263
SOH/AGL Deduction	0
ASSESSED VALUE	42,263
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,263
TOTAL JUST VALUE	42,263
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,116

5 YR PRCL CH, CHG RCVR

5 YR PRCL CH, N/C

COA PER USPO FORM 3547

CHG MAIL.ADD. PER USPO 3547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000046	ROOF OVER-CO	0	02/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1130/0199	11/06/2019	QC	U	I	11	75,000
GRANTOR: PIERCE KAY F						
GRANTEE: DIXON SHANNON L						
0203/0870	12/01/1992	QC	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S28 E26 DCK=[YR=1993] W26 N28 W10 S28 E5 S4 E5 S6 E26 N10$ E14 N28$.

LAND DESCRIPTION

TOTAL OB/XF 2,754

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	000100	C	SFR	0			0.00	0.00	1.77	AC		1.00	1.00	1.00	7,500.00	7,500.00	13,275							

REVIEW DATE 05/23/2019 BY MMAK Total Acres: 1.77 Total Land Value: 13,275 Market: 0 Agricultural: 0 Common: 13,275 PRINTED 04/08/2026 BY SYS