LOT 2 HRS P-7-M-2
IN S 1/2 OF LOT 2
DB 22 P 503 OR 74 P 835

NORRIS WHEELER HOFFMAN REVOCABLE TRUST/HOFFMAN NOR
4849 AUDUBON DR
MOBILE, AL 36619

2024

00-00-002-000-06086-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND MIXED	
MAP NUM	1	MKT AREA	12
NEIGHBORHOOD/LOC	000	1.00/	

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

TIGER HAMMOCK RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	09/05/2017 RTSR	LAND DATE	09/05/2017 RTSR
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,548
TOTAL LAND VALUE - MARKET	246,098
TOTAL MARKET VALUE	155,712
SOH/AGL Deduction	59,332
ASSESSED VALUE	96,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,380
TOTAL JUST VALUE	247,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,212

5-YR PARCEL CHECK; NO CHANGES
2022 AG RENEWAL RECD
2021 AG RENEWAL RECD
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/0373	4/03/2024	WD	U	V	30	100
GRANTOR: HOFFMAN NORRIS W						
GRANTEE: NORRIS WHEELER HOFF						
0993/0346	2/26/2016	WD	Q	V	01	155,000
GRANTOR: BASS ROBERT AKA ROBER						
GRANTEE: HOFFMAN NORRIS W &						

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
1	0375	WOOD WALK	0	0	105	4	420.00	SF	15.00	15.00	100	1980	1980	3	20	1,260	
2	0370	BOATDOCK P	0	0	12	10	120.00	SF	12.00	12.00	100	1980	1980	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 1,548

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	000132	C	SFR RIVER	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	150,000.00	150,000.00	150,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	12.81	AC		1.00	1.00	1.00	325.00	325.00	4,164							

REVIEW DATE 06/27/2022 BY JSLH Total Acres: 13.81 Total Land Value: 154,164 Market: 96,098 Agricultural: 4,164 Common: 150,000 PRINTED 04/22/2026 BY SYS