LOT 38 HS PORTION OF
TRACT 6 & 7 OF LAWRENCE HARVEY
LAND IN SW 1/4 OF LOT 38 HS

HODGES DANIEL K/HODGES ANGELA C
470 BRANCH ROAD
FALL BRANCH, TN 37656

2024

00-00-038-000-09756-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM	1	MKT AREA	10
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

WAKULLA ARRAN RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	09/07/2021 MMMM	LAND DATE	07/09/2021 MMMM
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	62,900
TOTAL MARKET VALUE	2,044
SOH/AGL Deduction	0
ASSESSED VALUE	2,044
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,044
TOTAL JUST VALUE	62,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

SPLIT TRACT 5 09756-002 FROM 09765-001

CORRECT LAND LINE DESC

REFLECT PASTURELAND

5 YR PRCL CH; CORR PROP & LAND CODE TO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/0116	3/28/2024	WD	Q	V	01	190,000
GRANTOR: COURTNEYS FARM LLC						
GRANTEE: HODGES DANIEL K						
0768/0353	8/01/2008	WD	Q	V	01	107,500
GRANTOR: SUNTRUST BANK						
GRANTEE: COURTNEYS FARM LLC						

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	005920	A	TIMB/PAST	0			0.00	0.00	6.29	AC		1.00	1.00	1.00	325.00	325.00	2,044							

REVIEW DATE 09/07/2021 BY MMMM Total Acres: 6.29 Total Land Value: 2,044 Market: 62,900 Agricultural: 2,044 Common: 0 PRINTED 04/22/2026 BY SYS