LOT 46 HS P-1-4-M-12
IN W 1/2 OF LOT 46 HS
OR 48 P 975 & OR 249 P 354

ESTES ANN O/PRATER LINDA
407 COUNTRY CLUB DR
OZARK, AL 36306-9042

2024

00-00-046-000-09857-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM	4	MKT AREA	08
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

COASTAL HWY, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	09/28/2017 FRJT	LAND DATE	09/28/2017 FRJT
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	879
TOTAL LAND VALUE - MARKET	270,000
TOTAL MARKET VALUE	35,979
SOH/AGL Deduction	167
ASSESSED VALUE	35,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,812
TOTAL JUST VALUE	270,879
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	693

5 YR PRCL CK NC

CORRECT LAND LINE

2022 AG RENEWAL RECD

2021 AG RENEWAL RECD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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	0940	OPEN SHED	0	0	29	18	522.00	SF	4.00	4.00	100	1995	1995	3	20	418	
2	0700	PORT BLDG	0	0	10	8	80.00	SF	8.00	8.00	100	2009	2009	3	72	461	

LAND DESCRIPTION

TOTAL OB/XF 879

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	005970	A	TIMBER MIX 1	0			0.00	0.00	51.00	AC		1.00	1.00	1.00	325.00	325.00	16,575							
2	005400	A	TIMBER 1 PLA	0			0.00	0.00	57.00	AC		1.00	1.00	1.00	325.00	325.00	18,525							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 108.00 Total Land Value: 35,100 Market: 270,000 Agricultural: 35,100 Common: 0 PRINTED 05/06/2026 BY SYS