LOT 72 HS P-8-M-21-A
E1/2 OF NE1/4 OF LOT 72 HS
OR 60 P 411 OR 76 P 700

CARLAN CAREY CONRAD/CARLAN FRED EDWIN JR
847 PINBROOK DR
LAWRENCEVILLE, GA 30043

2024

00-00-072-000-10156-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM	3	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

SHADEVILLE RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/23/2015 MMSR
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	176,500
TOTAL MARKET VALUE	176,500
SOH/AGL Deduction	76,150
ASSESSED VALUE	100,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,350
TOTAL JUST VALUE	176,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,000

5 YR PRCL CK, N/C
5-YR PRCL CHECK, NO CHANGE
2022 AG REMOVED NO RETURN CARD
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
1027/0700	6/06/2017	OR	U	V	18	0

GRANTOR: CARLAN ELEANOR SMITH
GRANTEE: CARLAN CAREY CONRAD

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	009900	C	ACREAGE	0		AG	0.00	0.00	23.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	176,250							
2	009630	C	WETLAND	0		AG			2.50	AC		1.00	1.00	1.00	100.00	100.00	250							

REVIEW DATE 04/28/2024 BY Nwatts Total Acres: 26.00 Total Land Value: 176,500 Market: 0 Agricultural: 0 Common: 176,500 PRINTED 04/22/2026 BY SYS