6-4S-4W P-1-M-10
THAT PORTION OF E 1/2 LYING E OF OCHLOCKNEE RIVER &

THE LANGSTON FAMILY TRUST/PONDER ROBERT PATRICK ET
1138 FULTON HALL LN
MT PLEASANT, SC 29466-7810

2024

06-4S-04W-000-00230-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM	5	MKT AREA	13
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

SMITH CREEK RD, SOPCHOPPY

BLD DATE	09/09/2021 MMJS	LGL DATE	09/09/2021 MMJS
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	78,125
TOTAL MARKET VALUE	2,656
SOH/AGL Deduction	0
ASSESSED VALUE	2,656
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,656
TOTAL JUST VALUE	78,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

CORRECT LAND LINES
2022 AG RENEWAL RECD
5YR PRCL CH, N/C
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
1104/0513	3/18/2019	WD	U	V	30	100
GRANTOR: LANGSTON PATRICIA B T						
GRANTEE: SEE NOTES.						
1037/0291	5/15/2017	LD	U	V	14	100
GRANTOR: LANGSTON PATRICK G W/						
GRANTEE: LANGSTON PATRICK G						

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	005400	A	TIMBER 1 PLA	0			0.00	0.00	6.25	AC		1.00	1.00	1.00	325.00	325.00	2,031							
2	005910	A	HARDWOOD LOW	0					6.25	AC		1.00	1.00	1.00	100.00	100.00	625							

REVIEW DATE 09/09/2021 BY MMJS Total Acres: 12.50 Total Land Value: 2,656 Market: 78,125 Agricultural: 2,656 Common: 0 PRINTED 04/29/2026 BY SYS