EVANS CORNER PB 6 P 11 LOT 1
REPLAT OF LOT 7, NEWPORT LANDS
OR 1318 P 615

COASTAL HIGHWAY HOLDINGS LLC/
PO BOX 326
RUTLEDGE, GA 30663

2024

23-3S-01E-408-05416-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM	1	MKT AREA	01
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

, CRAWFORDVILLE

BLD DATE		LGL DATE	
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	936,078
TOTAL MARKET VALUE	25,883
SOH/AGL Deduction	0
ASSESSED VALUE	25,883
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,883
TOTAL JUST VALUE	936,078
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,183

2024 AG APP RECVD APPROVED

MAIL ADDR UPDATE PER TX COLL COA FORM

1/31/24 - AG AUTO RENEW ERROR LETTER MAILED

COA RQST FORM

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0615	6/28/2023	WD	Q	V	01	352,500

GRANTOR: EVAND DUANE M TRUSTEE

GRANTEE: COASTAL HIGHWAY HOL

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	005980	A	TIMBER MIX N	0		AG	0.00	0.00	90.00	AC		1.00	1.00	1.00	230.00	230.00	20,700							
2	005996	A	AG WETLAND	0					51.83	AC		1.00	1.00	1.00	100.00	100.00	5,183							

REVIEW DATE 01/08/2022 BY ITLW Total Acres: 141.83 Total Land Value: 25,883 Market: 936,078 Agricultural: 25,883 Common: 0 PRINTED 04/22/2026 BY SYS