25-4S-2W P-48-M-51
LOT 7 PIGOTT POND SUB
PLAT BOOK 4 PAGE 59

COMPTON JAMES N/COMPTON WANDA M
4120 POST GATE COURT
CUMMING, GA 30040

2024

25-4S-02W-341-02139-A07

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	5	MKT AREA	08
NEIGHBORHOOD/LOC	341.00	1.05/	

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

FRIENDSHIP LN, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 JB
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	34,500
TOTAL MARKET VALUE	34,500
SOH/AGL Deduction	4,008
ASSESSED VALUE	30,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,492
TOTAL JUST VALUE	34,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,500

5YR PRCL CK NC MM
5 YR PRCL CK, N/C
ADD CHG PER TCO
5 YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1084/0548	8/31/2018	WD	Q	V	05	70,000
GRANTOR: SHAW SECURITIES INC						
GRANTEE: COMPTON JAMES N & W						
0798/0337	6/29/2009	WD	U	V	12	408,000
GRANTOR: AMERIS BANK						
GRANTEE: SHAW SECURITIES, IN						

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	000000	C	VAC RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	34,500.00	34,500.00	34,500							

REVIEW DATE 10/12/2022 BY MMLW Total Acres: 1.47 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 08/20/2025 BY SYS