26-2S-1W P-16-M-66
4.96 ACRES COM AT NW COR
OF SEC 26 TRACT D

FERRELL JOHN STANLEY JR
820 TOWN MOUNTAIN RD
ASHEVILLE, NC 28804

2024

26-2S-01W-000-04065-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM	1	MKT AREA	11
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

OLD SHELL POINT RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/28/2017 RTJT
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	37,200
TOTAL MARKET VALUE	1,612
SOH/AGL Deduction	0
ASSESSED VALUE	1,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,612
TOTAL JUST VALUE	37,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

CORRECT LAND LINE
5YR PRCL CK NC
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
0849/0820	4/11/2011	QC	U	V	11	100
GRANTOR: FERRELL JOHN STANLEY						
GRANTEE: FERRELL JOHN STANLE						
0768/0311	8/19/2008	WD	Q	V	01	100
GRANTOR: FERRELL JOHN STANLEY						
GRANTEE: FERRELL JOHN STANLE						

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	005970	A	TIMBER MIX 1	0			0.00	0.00	4.96	AC		1.00	1.00	1.00	325.00	325.00	1,612							

REVIEW DATE 06/21/2022 BY JSLW Total Acres: 4.96 Total Land Value: 1,612 Market: 37,200 Agricultural: 1,612 Common: 0 PRINTED 04/08/2026 BY SYS