26-3S-2W P-3-M-48
PARCEL LYING IN THE NE 1/4 OF
THE NW 1/4 LESS LAND SOLD

PEARSON JULIUS/PEARSON DONNA
4489 ARCH TRAIL
BLACKSHEAR, GA 31516

2024

26-3S-02W-000-01621-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM	5	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

11&12 CAMP RD, CRAWFORDVILLE

BLD DATE	01/13/2012 MMSR	LGL DATE	03/02/2018 MMJT
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	103,300
TOTAL MARKET VALUE	6,714
SOH/AGL Deduction	0
ASSESSED VALUE	6,714
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,714
TOTAL JUST VALUE	103,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	500

CORRECT LAND LINE DESCRIPTION
5YR CK NC MM
2022 AG RENEWAL RECD
2021 AG RENEWAL REC'D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0086/0650	1/01/1982	QC	U	V		100
GRANTOR:						
GRANTEE:						
0086/0600	1/01/1982	WD	U	V		20,000
GRANTOR:						
GRANTEE:						

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	20.66	AC		1.00	1.00	1.00	325.00	325.00	6,714							

REVIEW DATE 03/14/2023 BY MMLW Total Acres: 20.66 Total Land Value: 6,714 Market: 103,300 Agricultural: 6,714 Common: 0 PRINTED 05/06/2026 BY SYS