26-5S-02W P-2-32-M-54
PARCEL IN NE 1/4 OF SEC 26
OR 584 P 691/714 KNOWN AS

TREGO SHANE/TREGO DEANNE
587 COUNTY RD 40 W
PRATTVILLE, AL 36067

2024

26-5S-02W-320-03550-013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	04
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

TOWER RD, PANACEA

BLD DATE	08/06/2008 MMSR	LGL DATE	02/07/2019 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	5,000
TOTAL MARKET VALUE	5,000
SOH/AGL Deduction	0
ASSESSED VALUE	5,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,000
TOTAL JUST VALUE	5,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,000

COA PER NCOA REPORT

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

5 YR PRCL CH, CHG LAND CODE TO SFR POND

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/0803	1/11/2024	WD	Q	I	05	19,400
GRANTOR: HIGGINS ALBERT						
GRANTEE: TREGO SHANE & DEANN						
1222/0634	8/04/2021	WD	Q	V	05	28,000
GRANTOR: PICKERING BILLY & TAY						
GRANTEE: HIGGINS ALBERT						

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	000134	C	SFR POND	0			100.00	200.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 02/07/2019 BY MMJT Total Acres: 0.46 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 04/08/2026 BY SYS