HUNTERS GLENN PLANTATION
LOT 4 CONT. 30 AC M/L
OR 241 P 554 & 561

SOUTHERN WOOD TRENDS INC
5222 MT PLEASANT CHURCH RD
MACON, GA 31216

2024

29-3S-01E-249-05506-H04

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM	1	MKT AREA	09
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

HUNTERS TRCE, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2016 FRSR
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	150,000
SOH/AGL Deduction	50,175
ASSESSED VALUE	99,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,825
TOTAL JUST VALUE	150,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,000

5 YR PARCEL CHECK - NO CHANGES

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

CORRECT LAND VAL FOR EQUITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0589/0843	4/26/2005	WD	Q	V		110,000
GRANTOR: CUDIHY						
GRANTEE: SOUTHERN WOOD TREND						
0442/0837	5/06/2002	WD	Q	V		174,000
GRANTOR: FAIRCLOTH TOMMY M & E						
GRANTEE: CUDIHY THOMAS F						

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	009900	C	ACREAGE	0			0.00	0.00	30.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	150,000							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 30.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 04/01/2026 BY SYS