30-2S-01W LOT "A"
CORBETT SUBDIVISION PB 6 P 58
PRIOR DEED REF OR 1214 P 290

THE DEBORAH HOGAN TRUST/HOGAN DEBORAH TRUSTEE
12715 S CHERRY AVE
FRESNO, CA 93725

2024

30-2S-01W-000-04171-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM	2	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

, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/19/2021 PB
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	768,925
TOTAL MARKET VALUE	57,414
SOH/AGL Deduction	0
ASSESSED VALUE	57,414
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,414
TOTAL JUST VALUE	768,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

2024 TRIM RTS; UTF

COC R220087 CORRECT LAND USE / ADD AG

CORRECT LAND LINE DESC

S/O 7.84 AC TO 04171-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/0229	10/06/2023	WD	Q	V	01	1,400,000
GRANTOR: CORBETT CAROL M TRUST						
GRANTEE: HOGAN DEBORAH TRUST						
1271/0481	6/27/2022	QC	U	I	11	100
GRANTOR: CORBETT CAROL M						
GRANTEE: CORBETT CAROL M & K						

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	005500	A	TIMBER 2 PLA	0			0.00	0.00	266.57	AC		1.00	1.00	1.00	200.00	200.00	53,314							
2	005996	A	AG WETLAND	0			0.00	0.00	41.00	AC		1.00	1.00	1.00	100.00	100.00	4,100							

REVIEW DATE 08/19/2021 BY PB Total Acres: 307.57 Total Land Value: 57,414 Market: 768,925 Agricultural: 57,414 Common: 0 PRINTED 04/22/2026 BY SYS