

P-8-5-M-4  
21.50 AC M/L IN THE SE 1/4 OF  
THE SE 1/4 OF HS 6

J & R LAND LLC  
50 RAVEN RUN  
HAVANA, FL 32333

**2024**

00-00-006-000-06279-005  
WAKULLA COUNTY PROPERTY

| BUILDING CHARACTERISTICS  |                  |              |                      |              |                      |             |                |                |                | MARKET ADJUSTMENTS |         |             |        |         |   |                |               |                             |      | WAKULLA COUNTY PROPERTY |      |     |    |        |                                  |  |  |  |  |  |  |  |  |  |
|---|------------------|--------------|----------------------|--------------|----------------------|-------------|----------------|----------------|----------------|--------------------|---------|-------------|--------|---------|---|----------------|---------------|-----------------------------|------|-------------------------|------|-----|----|--------|----------------------------------|--|--|--|--|--|--|--|--|--|
| ELEMENT   | CD               | CONSTRUCTION | TYPE                 | MDL          | EFF. AREA            | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB                | ECON    | FNCT        | NORM   | % COND  | VALUATION SUMMARY   |                |               |                             |      |                         |      |     |    |        |                                  |  |  |  |  |  |  |  |  |  |
|   |                  |              |                      |              |                      |             |                |                |                |                    |         |             |        |         | <b>VALUATION BY</b><br>Tax Group: 3 Tax Dist: STANDARD<br><b>BUILDING MARKET VALUE</b> 0<br><b>TOTAL MARKET OB/XF VALUE</b> 0<br><b>TOTAL LAND VALUE - MARKET</b> 107,500<br><b>TOTAL MARKET VALUE</b> 4,300<br>SOH/AGL Deduction 0<br><b>ASSESSED VALUE</b> 4,300<br><b>TOTAL EXEMPTION VALUE</b> 0<br><b>BASE TAXABLE VALUE</b> 4,300<br><b>TOTAL JUST VALUE</b> 107,500<br><b>NCON VALUE</b> 0<br><b>INCOME VALUE</b> 0<br><b>PREVIOUS YEAR MKT VALUE</b> 0<br>5 YR PRCL CK NC JS<br>2022 AG RENEWAL RECD<br>2021 AG RENEWAL RECD<br>2019 AG RENEWAL REC'D |                |               |                             |      |                         |      |     |    |        |                                  |  |  |  |  |  |  |  |  |  |
| DOR CODE 5500   |                  |              |                      |              |                      |             |                |                |                |                    |         |             |        |         | TIMBERLAND 80-89  |                |               |                             |      |                         |      |     |    |        |                                  |  |  |  |  |  |  |  |  |  |
| MAP NUM 4   |                  |              |                      |              |                      |             |                |                |                |                    |         |             |        |         | MKT AREA 12   |                |               |                             |      |                         |      |     |    |        |                                  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 000  |                  |              |                      |              |                      |             |                |                |                |                    |         |             |        |         | 1.00/   |                |               |                             |      |                         |      |     |    |        |                                  |  |  |  |  |  |  |  |  |  |
| AREA TYPE   | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |             |                |                |                |                    |         |             |        |         |   |                |               |                             |      |                         |      |     |    |        |                                  |  |  |  |  |  |  |  |  |  |
| TOTALS  |                  |              |                      |              |                      |             |                |                |                |                    |         |             |        |         | BLD DATE<br>XF DATE<br>INC DATE   |                |               |                             |      |                         |      |     |    |        | LGL DATE<br>LAND DATE<br>AG DATE |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES  |                  |              |                      |              |                      |             |                |                |                |                    |         |             |        |         | COASTAL HWY, CRAWFORDVILLE  |                |               |                             |      |                         |      |     |    |        | 01/05/2018 RTJT                  |  |  |  |  |  |  |  |  |  |
| L N   | 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          |               |                             |      |                         |      |     |    |        |                                  |  |  |  |  |  |  |  |  |  |
|   |                  |              |                      |              |                      |             |                |                |                |                    |         |             |        |         |   |                | TOTAL OB/XF 0 |                             |      |                         |      |     |    |        |                                  |  |  |  |  |  |  |  |  |  |
| L N   | USE CODE         | CLS          | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS    | UNIT TYPE          | D T     | DPHT 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           | 21.50          | AC                 |         | 1.00        | 1.00   | 1.00    | 200.00  | 200.00         | 4,300         |                             |      |                         |      |     |    |        |                                  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 01/08/2022 BY ITJS Total Acres: 21.50 Total Land Value: 4,300 Market: 107,500 Agricultural: 4,300 Common: 0 PRINTED 05/06/2026 BY SYS |                  |              |                      |              |                      |             |                |                |                |                    |         |             |        |         |   |                |               |                             |      |                         |      |     |    |        |                                  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |            |           |     |     |     |        |            |  |  |
|--------------------------------|------------|-----------|-----|-----|-----|--------|------------|--|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | V I | RSN CD | SALE PRICE |  |  |
| 1287/0388                      | 10/04/2022 | PR U      | U   | V   | V   | 11     | 100        |  |  |
| GRANTOR: FORMBY DONNA G PR EST |            |           |     |     |     |        |            |  |  |
| GRANTEE: J & R LAND, LLC       |            |           |     |     |     |        |            |  |  |
| 0418/0893                      | 9/05/2001  | WD U      | U   | V   | V   |        | 100        |  |  |
| GRANTOR: LEX THOMPSON          |            |           |     |     |     |        |            |  |  |
| GRANTEE: GIBSON JIMMY R & ON   |            |           |     |     |     |        |            |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS |  |  |  |  |  |  |  |  |  |
|---------------------|--|--|--|--|--|--|--|--|--|
|                     |  |  |  |  |  |  |  |  |  |