

TRACT 5 BEING 48.01 ACS M/L IN
 OR 589 P668 OR 913 P 375
 OR 1240 P 427

WETLANDS AMERICA TRUST, INC
 ONE WATERFOWL WAY
 MEMPHIS, TN 38120

2024

01-4S-01E-000-05546-002



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													
																						VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 160,965 TOTAL MARKET VALUE 14,947 SOH/AGL Deduction 0 ASSESSED VALUE 14,947 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 14,947 TOTAL JUST VALUE 160,965 NCON VALUE 0 INCOME VALUE 0 PREVIOUS YEAR MKT VALUE 0 COC R220108 REINSTATE AG 2022 AG REMOVED NO APP RECVD 5 YR PRCL CHK, N/C 2021 AG RENEWAL RECD													
DOR CODE		5900 TIMBERLAND MIXED																		PERMIT NUM				DESCRIPTION				AMT		ISSUED					
MAP NUM		1		MKT AREA						07																									
NEIGHBORHOOD/LOC		000		1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS										LIGHHOUSE RD, CRAWFORDVILLE										BLD DATE		08/20/2021		MMMK		LGL DATE		08/20/2021		MMMK					
EXTRA FEATURES																				XF DATE						LAND DATE									
																				INC DATE						AG DATE									
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																			
LAND DESCRIPTION										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	005970	A	TIMBER MIX 1	0			0.00	0.00	45.99	AC		1.00	1.00	1.00	325.00	325.00	14,947																		
REVIEW DATE 08/20/2021 BY MMMK Total Acres: 45.99 Total Land Value: 14,947 Market: 160,965 Agricultural: 14,947 Common: 0 PRINTED 04/01/2026 BY SYS																																			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1240/0427	11/24/2021	WD	Q	V	05	4,703,000
GRANTOR: JLT REAL ESTATE INVES						
GRANTEE: WETLANDS AMERICA TR						
0913/0375	6/13/2013	WD	Q	V	01	175,000
GRANTOR: GARDNER RICHARD J JR,						
GRANTEE: JLT REAL ESTATE INV						
BUILDING NOTES						
BUILDING DIMENSIONS						