1-6S-2W P-1-M-55 ACREAGE
IN SEC 1-6S-2W & LAND IN NE
CORNER OF SEC 2 OF HWY 98

EVANS CREEK LLC
2000 WARRINGTON WAY STE 163
LOUISVILLE, KY 40222

2024

01-6S-02W-000-03569-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND MIXED	
MAP NUM	4	MKT AREA	03
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

COASTAL HWY, PANACEA

BLD DATE	08/18/2021 MMMK	LGL DATE	08/18/2021 MMMK
XF DATE		LAND DATE	
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	1,159,450
TOTAL MARKET VALUE	87,142
SOH/AGL Deduction	0
ASSESSED VALUE	87,142
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,142
TOTAL JUST VALUE	1,159,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,121

CORRECT ACERAGE FROM 2022 ERROR
2022 AG RENEWAL RECD.
5 YR PRCL CHK, N/C
2021 AG RENEWAL RECD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30474	ELEC	0	07/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0857/0698	7/11/2011	WD	U	V	11	100
GRANTOR: LUCKETT HOLDINGS INC						
GRANTEE: EVANS CREEK LLC						
0850/0514	4/14/2011	WD	U	V	12	692,900
GRANTOR: WAKULLA BANK						
GRANTEE: LUCKETT HOLDINGS IN						

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
1	0955	PRIVACY FE	0	0	0	0	64.00	LF	15.00	15.00	100	2003	2003	3	0	0	

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	005970	A	TIMBER MIX 1	0			0.00	0.00	100.00	AC		1.00	1.00	1.00	325.00	325.00	32,500							
2	005996	A	AG WETLAND	0			0.00	0.00	356.17	AC		1.00	1.00	1.00	100.00	100.00	35,617							
3	001000	C	VAC COMMERCI	0		PUD	0.00	0.00	1.00	AC		1.00	1.00	1.00	275.00	275.00	275							
4	001000	C	VAC COMMERCI	0		C2	0.00	0.00	2.50	AC		1.00	1.00	0.50	15,000.00	7,500.00	18,750							

REVIEW DATE 08/18/2021 BY MMMK Total Acres: 459.67 Total Land Value: 87,142 Market: 1,140,425 Agricultural: 68,117 Common: 19,025 PRINTED 04/01/2026 BY SYS