13 3S 1E P-1-M-81
ALL OF SEC 13
DB 35 P 261

LYNNIAM FARMS LLC/F/K/A NEWPORT ROAD TIMBERLANDS L
P O BOX 413
BLOUNTSTOWN, FL 32424

2024

13-3S-01E-000-05169-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM	1	MKT AREA	01
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	208,880
TOTAL MARKET VALUE	14,896
SOH/AGL Deduction	0
ASSESSED VALUE	14,896
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,896
TOTAL JUST VALUE	208,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

CORRECT LAND LINES
5-YR PRCL CHECK, NO CHANGE
2022 AG RENEWAL RECD
2021 AG RENEWAL RECD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1086/0145	9/13/2018	WD	Q	V	05	330,000
GRANTOR: T & JCF, LLC						
GRANTEE: NEWPORT ROAD TIMBER						
1018/0633	12/01/2016	WD	Q	V	05	282,100
GRANTOR: BRENDA L THUESON AS A						
GRANTEE: T & JCF, LLC						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2015 FRSR
INC DATE		AG DATE	

, CRAWFORDVILLE

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	005400	A	TIMBER 1 PLA	0			0.00	0.00	39.68	AC		1.00	1.00	1.00	325.00	325.00	12,896							
2	005996	A	AG WETLAND	0			0.00	0.00	20.00	AC		1.00	1.00	1.00	100.00	100.00	2,000							

REVIEW DATE 04/11/2021 BY GEAK Total Acres: 59.68 Total Land Value: 14,896 Market: 208,880 Agricultural: 14,896 Common: 0 PRINTED 05/13/2026 BY SYS