

TURKEY RUN FARMS
 BLOCK C LOT 1 PB 5 P 1
 OR 1035 P 503 OR 1086 P 148

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

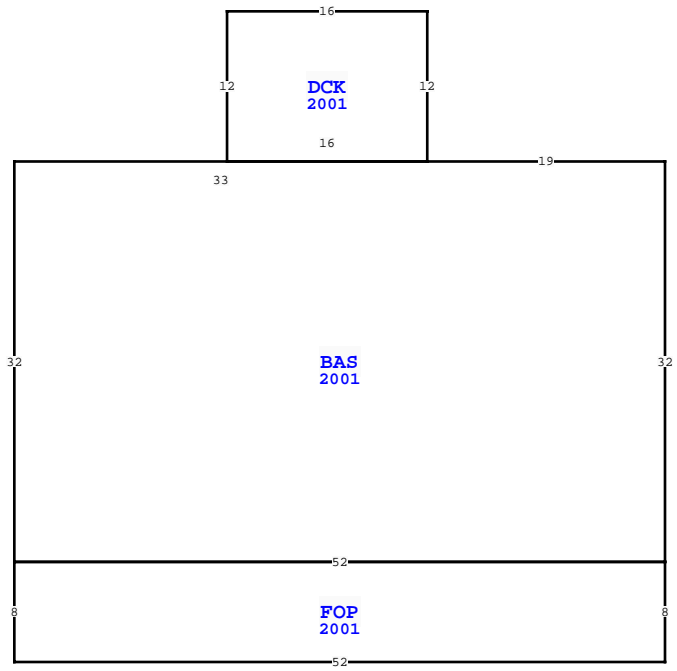
2024

14-3S-01E-357-05170-C01



| ELEMENT | | CD | CONSTRUCTION | | |
|------------------|------------------|-------------|----------------|--------------|----------------------|
| Foundation | 03 | | CONCR STEM 100 | | |
| Frame | 02 | | WOOD FRAME 100 | | |
| Exterior Wall | 12 | | CEDAR/CYPR 100 | | |
| Roof Structur | 03 | | GABLE/HIP 100 | | |
| Roof Cover | 12 | | MODULAR MT 100 | | |
| Interior Wall | 06 | | CUST PANEL 90 | | |
| Interior Wall | 05 | | DRYWALL 10 | | |
| Interior Floo | 09 | | PINE WOOD 100 | | |
| Heating Type | 04 | | AIR DUCTED 100 | | |
| Air Condition | 03 | | CENTRAL 100 | | |
| Bathrooms | | | 2 100 | | |
| Story Height | | | 0 100 | | |
| Stories | 1. | | 1. 100 | | |
| Units | | | 0 100 | | |
| Quality | 03 | | AVERAGE | | |
| DOR CODE | 5000 | | IMPRVD AG RES | | |
| 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 |
| BAS | 1,664 | 100 | 2001 | 1,664 | 169,581 |
| DCK | 192 | 10 | 2001 | 19 | 1,937 |
| FOP | 416 | 30 | 2001 | 125 | 12,739 |
| TOTALS | 2,272 | | | 1,808 | 184,256 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 1,808 | 123.3000 | 117.14 | 211,789 | 2001 | 2010 | 0 | 0 | 13.00 | 87.00 | | |
| 2 SINGLE FAM 0% - 0 Heated Area: 1664 HX Base Yr | | | | | | | | | | | | | |



| WAKULLA COUNTY PROPERTY | | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|--|-------------|----------|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | | |
| BUILDING MARKET VALUE | | | | 184,256 |
| TOTAL MARKET OB/XF VALUE | | | | 2,277 |
| TOTAL LAND VALUE - MARKET | | | | 363,950 |
| TOTAL MARKET VALUE | | | | 233,935 |
| SOH/AGL Deduction | | | | 0 |
| ASSESSED VALUE | | | | 233,935 |
| TOTAL EXEMPTION VALUE | | | | 0 |
| BASE TAXABLE VALUE | | | | 233,935 |
| TOTAL JUST VALUE | | | | 550,483 |
| NCON VALUE | | | | 0 |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 203,892 |

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

| SALES DATA | | | | | | |
|---------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1086/0150 | 9/13/2018 | WD | Q | I | 05 | 2,970,000 |
| GRANTOR: THOMPSON LEX C; THOMAS | | | | | | |
| GRANTEE: NEWPORT ROAD TIMBER | | | | | | |
| 1086/0148 | 9/13/2018 | QC | U | I | 11 | 538,800 |
| GRANTOR: TRIPLE L TIMBERLAND, | | | | | | |
| GRANTEE: THOMPSON LEX C & TH | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | BLD DATE | | LGL 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 |
| 2 | 0030 | BARN, POLE | 0 | 0 | 24 | 24 | 576.00 | SF | 9.00 | 9.00 | 100 | 2005 | 2005 | 3 | 24 | 1,244 | |
| 3 | 0630 | METAL UTL | 0 | 0 | 24 | 12 | 288.00 | SF | 8.00 | 8.00 | 100 | 2005 | 2005 | 3 | 24 | 553 | |
| 4 | 0211 | CONCRETE W | 0 | 0 | 100 | 4 | 400.00 | SF | 6.00 | 6.00 | 100 | 2002 | 2002 | 3 | 20 | 480 | |
| | | | | | | | | | | | | | | BLD DATE | | LGL DATE | |
| | | | | | | | | | | | | | | XF DATE | | LAND DATE | |
| | | | | | | | | | | | | | | INC DATE | | AG DATE | |
| TOTALS | | | | | | | | | | | | | | 2,272 | | 184,256 | |

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

| BUILDING DIMENSIONS | | | | |
|--|--|--|--|--|
| BAS=[YR=2001] W19 DCK=[YR=2001] N12 W16 S12 E16 \$ W33 S32 | | | | |
| FOP=[YR=2001] S8 E52 N8 W52 \$ E52 N32 \$. | | | | |

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000110 | C | SFR RURAL | 0 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 15,000 | | | | | | | |
| 2 | 005400 | A | TIMBER 1 PLA | 0 | | | 0.00 | 0.00 | 99.70 | AC | | 1.00 | 1.00 | 1.00 | 325.00 | 325.00 | 32,402 | | | | | | | |