

TURKEY RUN FARMS
 BLOCK C LOT 3 PB6 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-C03



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 180,880 TOTAL MARKET VALUE 16,796 SOH/AGL Deduction 0 ASSESSED VALUE 16,796 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 16,796 TOTAL JUST VALUE 180,880 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 0													
DOR CODE		5400 TIMBERLAND 90+																		PERMIT NUM				DESCRIPTION				AMT		ISSUED			
MAP NUM		1		MKT AREA						01																							
NEIGHBORHOOD/LOC		000		1.00/																SALES DATA													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE	
																						1086/0150		9/13/2018		WD Q		I I		05		2,970,000	
																				GRANTOR: THOMPSON LEX C; THOMAS													
																				GRANTEE: NEWPORT ROAD TIMBER													
1086/0148		9/13/2018		QC U		I I		11																						538,800			
																				GRANTOR: TRIPLE L TIMBERLAND,													
																				GRANTEE: THOMPSON LEX C & TH													
																				BUILDING NOTES													
																				BUILDING DIMENSIONS													
TOTALS										, CRAWFORDVILLE		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE											
EXTRA FEATURES																																	
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	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	51.68	AC		1.00	1.00	1.00	325.00	325.00	16,796																
REVIEW DATE 01/08/2022 BY ITPB Total Acres: 51.68 Total Land Value: 16,796 Market: 180,880 Agricultural: 16,796 Common: 0 PRINTED 05/13/2026 BY SYS																																	