

TURKEY RUN FARMS
 BLOCK C LOT 4 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-C04



| 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 146,400 TOTAL MARKET VALUE 9,516 SOH/AGL Deduction 0 ASSESSED VALUE 9,516 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 9,516 TOTAL JUST VALUE 146,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 0 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN 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 | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | |
| 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 | 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 | 29.28 | AC | | 1.00 | 1.00 | 1.00 | 325.00 | 325.00 | 9,516 | | | | | | | | | | | | | | |
| REVIEW DATE 01/08/2022 BY ITPB Total Acres: 29.28 Total Land Value: 9,516 Market: 146,400 Agricultural: 9,516 Common: 0 PRINTED 07/01/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |