

TURKEY RUN FARMS
 BLOCK D 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-D01



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			
																		Tax Group: 3		STANDARD	
																		Tax Dist:			
																		BUILDING MARKET VALUE		0	
																		TOTAL MARKET OB/XF VALUE		0	
																		TOTAL LAND VALUE - MARKET		151,100	
																		TOTAL MARKET VALUE		9,822	
																		SOH/AGL Deduction		0	
																		ASSESSED VALUE		9,822	
																		TOTAL EXEMPTION VALUE		0	
																		BASE TAXABLE VALUE		9,822	
																		TOTAL JUST VALUE		151,100	
																		NCON VALUE		0	
																		INCOME VALUE		0	
																		PREVIOUS YEAR MKT VALUE		0	
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																

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	XF DATE	INC DATE	LGL DATE	LAND DATE	AG 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					
TOTALS																					

BUILDING NOTES

BUILDING DIMENSIONS

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	30.22	AC		1.00	1.00	1.00	325.00	325.00	9,822							