TURKEY RUN FARMS
BLOCK F LOT 3 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-F03

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

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	191,660
TOTAL MARKET VALUE	17,797
SOH/AGL Deduction	0
ASSESSED VALUE	17,797
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,797
TOTAL JUST VALUE	191,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

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						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	54.76	AC		1.00	1.00	1.00	325.00	325.00	17,797							

REVIEW DATE 01/08/2022 BY ITPB Total Acres: 54.76 Total Land Value: 17,797 Market: 191,660 Agricultural: 17,797 Common: 0 PRINTED 07/01/2026 BY SYS