

TURKEY RUN FARMS
 BLOCK G LOT 6 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-G06


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 235,655 TOTAL MARKET VALUE 21,882 SOH/AGL Deduction 0 ASSESSED VALUE 21,882 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 21,882 TOTAL JUST VALUE 235,655 NCON VALUE 0 INCOME VALUE 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																	
TOTALS																						

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	XF DATE	LAND DATE
															, CRAWFORDVILLE		AG DATE	

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	67.33	AC		1.00	1.00	1.00	325.00	325.00	21,882							