17-3S-2E P-1-M-87
ALL OF SEC 17
DB 35 P 149,263 DB 37 P 340

LYNNIAM FARMS LLC/F/K/A NEWPORT ROAD TIMBERLANDS L
P.O. BOX 413
BLOUNTSTOWN, FL 32424

2024

17-3S-02E-000-05982-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND MIXED	
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

DANLEY GRDE, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/16/2016 FRSR
INC DATE		AG DATE	

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	214,075
TOTAL MARKET VALUE	18,380
SOH/AGL Deduction	0
ASSESSED VALUE	18,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,380
TOTAL JUST VALUE	214,075
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

CORRECT LAND LINES
5YR PRCL CK NC
2022 AG RENEWAL RECD
2021 AG RENEWAL RECD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0966/0138	3/26/2015	QC	U	V	30	178,700
GRANTOR: DESERET RANCHES OF NO						
GRANTEE: NEWPORT ROAD TIMBER						
0935/0127	3/04/2014	WD	Q	V	05	4,744,500
GRANTOR: ST.JOE LAND TIMBERLAN						
GRANTEE: NEWPORT ROAD TIMBER						

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	43.63	AC		1.00	1.00	1.00	325.00	325.00	14,180							
2	005996	A	AG WETLAND	0			0.00	0.00	42.00	AC		1.00	1.00	1.00	100.00	100.00	4,200							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 85.63 Total Land Value: 18,380 Market: 214,075 Agricultural: 18,380 Common: 0 PRINTED 04/22/2026 BY SYS