22-2S-5W P-1-1-M-1
A PARCEL OF LAND IN E 1/2 OF
FRACTIONAL SEC 22

LANGSTON RICKY
107 W KELLY RD
HAVANA, FL 32333

**2024**

**22-2S-05W-000-00002-000**

## WAKULLA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5400 | TIMBERLAND 90+ | |
| MAP NUM | 5 | MKT AREA | 13 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

SMITH CREEK RD, SOPCHOPPY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 03/25/2014 MMSR |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 283,220 |
| TOTAL MARKET VALUE | 26,299 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 26,299 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 26,299 |
| TOTAL JUST VALUE | 283,220 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 0 |

CORRECT LAND LINE
5YR PRCL CK NC
2022 AG RENEWAL RECD
2021 AG RENEWAL REC'D

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0798/0419 | 7/01/2009 | WD | U | V | 11 | 100 |

GRANTOR: LANGSTON REDDICK LIFE
GRANTEE: LANGSTON RICKY

### 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 | 55.00 | AC | | 1.00 | 1.00 | 1.00 | 325.00 | 325.00 | 17,875 | | | | | | | |
| 2 | 005970 | A | TIMBER MIX 1 | 0 | | | 0.00 | 0.00 | 25.92 | AC | | 1.00 | 1.00 | 1.00 | 325.00 | 325.00 | 8,424 | | | | | | | |

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 80.92 Total Land Value: 26,299 Market: 283,220 Agricultural: 26,299 Common: 0 PRINTED 04/22/2026 BY SYS