RIVER RIDGE PHASE 2 - LOT 1 IN
PB5 P85 - A RE-PLAT OF LOTS 3,
4 & 5 OF NEWPORT LANDS IN PB 4

FEWELL RICHARD/FEWELL CHRISTINA
199 BASSWOOD DR
CRAWFORDVILLE, FL 32327

2024

23-3S-01E-397-05417-001

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

532 GROWING TIMBERS RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

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	132,198
TOTAL MARKET VALUE	5,610
SOH/AGL Deduction	0
ASSESSED VALUE	5,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,610
TOTAL JUST VALUE	132,198
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

CORRECT LAND LINE
2024 AG APP RECVD APPRVD
5 YR CK, VCNT PRCL.
2022 AG RENEWAL RECD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/0830	11/06/2023	WD	Q	V	01	154,300

GRANTOR: LYNNIAM FARMS LLC
GRANTEE: FEWELL CHRISTINA &

BUILDING NOTES

BUILDING DIMENSIONS

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	16.03	AC		1.00	1.00	1.00	325.00	325.00	5,210							
2	005996	A	AG WETLAND	0					4.00	AC		1.00	1.00	1.00	100.00	100.00	400							

REVIEW DATE 01/08/2022 BY ITLA Total Acres: 20.03 Total Land Value: 5,610 Market: 132,198 Agricultural: 5,610 Common: 0 PRINTED 04/22/2026 BY SYS