RIVER RIDGE PH 2 - LOT 17 IN
PB5 P85 A RE-PLAT OF LOTS 3, 4
& 5 OF NEWPORT LANDS IN PB 4

BROWN VICKIE C
99 ROYSTER DR
CRAWFORDVILLE, FL 32327

2024

23-3S-01E-397-05417-017

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

GROWING TIMBERS RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	132,066
TOTAL MARKET VALUE	6,503
SOH/AGL Deduction	0
ASSESSED VALUE	6,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,503
TOTAL JUST VALUE	132,066
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

COA PER NCOA REPORT
5YR PRCL CK NC
2022 AG APP RECVD APPRVD
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
1241/0469	12/02/2021	WD	Q	V	05	440,000

GRANTOR: LYNNIAM FARMS LLC FKA
GRANTEE: BROWN VICKIE C

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	20.01	AC		1.00	1.00	1.00	325.00	325.00	6,503							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 20.01 Total Land Value: 6,503 Market: 132,066 Agricultural: 6,503 Common: 0 PRINTED 04/22/2026 BY SYS