

RIVER RIDGE PH 2 - LOT 23 IN
 PB5 P85, A RE-PLAT OF LOTS 3,
 4 & 5 OF NEWPORT LANDS IN PB 4

LYNNIAM FARMS LLC
 P.O. BOX 413
 BLOUNTSTOWN, FL 32424

2024

23-3S-01E-397-05417-023



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 266,442 TOTAL MARKET VALUE 9,295 SOH/AGL Deduction 0 ASSESSED VALUE 9,295 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 9,295 TOTAL JUST VALUE 266,442 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												CORRECT LAND LINES 5YR PRCL CK NC 2022 AG RENEWAL RECD 2021 AG RENEWAL RECD																			
																	PERMIT NUM DESCRIPTION AMT ISSUED																			
TOTALS																	BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE									
EXTRA FEATURES						GROWING TIMBERS RD, CRAWFORDVILLE										SALES DATA																				
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	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE													
LAND DESCRIPTION																	TOTAL OB/XF 0																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	23.37	AC		1.00	1.00	1.00	325.00	325.00	7,595																			
2	005996	A	AG WETLAND	0					17.00	AC		1.00	1.00	1.00	100.00	100.00	1,700																			