25-3S-1E P-1-M-82
A PARCEL OF LAND CONTAINING
2.25 AC

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

2024

25-3S-01E-000-05420-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM	1	MKT AREA	07
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

BLOXHAM CUTOFF RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2020 RTLA
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	33,750
TOTAL MARKET VALUE	33,750
SOH/AGL Deduction	0
ASSESSED VALUE	33,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,750
TOTAL JUST VALUE	33,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,750

2020 AG DENIAL MAILED
PRESENT OWNR ADD IS INCORRECT
ADD CHG PER PRIOR OWNER CALL IN STATING THAT
5 YR PRCL CH, N/C

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	01	4,744,500
GRANTOR: JOE TIMBERLAND COMPAY						
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	001000	C	VAC COMMERCI	0			0.00	0.00	2.25	AC		1.00	1.00	1.00	15,000.00	15,000.00	33,750							

REVIEW DATE 05/04/2020 BY RTLA Total Acres: 2.25 Total Land Value: 33,750 Market: 0 Agricultural: 0 Common: 33,750 PRINTED 04/22/2026 BY SYS