30-3S-2E P-2-3 M-88
A PARCEL IN W 1/2 OF SEC 30
AKA LOT 3 ST.MARKS RIVER RANCH

MORTHAM GOVERNMENT CONSULTANTS
6675 WEEPING WILLOW WAY
TALLAHASSEE, FL 32311

2024

30-3S-02E-000-06005-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND MIXED	
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

LIGHTHOUSE RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/29/2015 FRSR
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	247,400
TOTAL MARKET VALUE	6,656
SOH/AGL Deduction	0
ASSESSED VALUE	6,656
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,656
TOTAL JUST VALUE	247,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

CORRECT LAND LINE
5YR PRCL CK NC
2022 AG RENEW RECD
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
0627/0835	11/17/2005	WD	Q	V		375,000
GRANTOR: HARRIS FRED F & LUCY						
GRANTEE: MORTHAM GOVERNMENTA						
0525/0001	2/20/2004	WD	U	V		270,000
GRANTOR: ST JOE						
GRANTEE: HARRIS						

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	1.00	AC		1.00	1.00	1.00	325.00	325.00	325							
2	005400	A	TIMBER 1 PLA	0			0.00	0.00	19.48	AC		1.00	1.00	1.00	325.00	325.00	6,331							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 20.48 Total Land Value: 6,656 Market: 247,400 Agricultural: 6,656 Common: 0 PRINTED 04/22/2026 BY SYS