33-4S-4W P-2-M-14
BEGIN AT SE COR OF SEC & RUN N
1 DG 25 MIN W34.89 CHS FOR POB

SUNFLOWER PROPERTIES OF PINELLAS LLC
C/O BARBARA VAN WINKLE, 18077 BENES ROUSH RD
MASARYKTOWN, FL 34604

**2024**

33-4S-04W-000-00274-000

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 5400 | TIMBERLAND 90+ | |
| MAP NUM | 5 | MKT AREA | 13 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

MACK LAKE RD, SOPCHOPPY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | 07/29/2021 MMJS | LAND DATE | 07/29/2021 MMJS |
| 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 | 223,375 |
| TOTAL MARKET VALUE | 24,764 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 24,764 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 24,764 |
| TOTAL JUST VALUE | 223,375 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 0 |

2022 AG RENEWAL RECD
5 YR PRCL CH, N/C
2021 AG RENEWAL RECD
00273-000 (PU ON WRONG PRCL)

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0493/0324 | 7/20/2003 | WD | Q | V | | 268,050 |
| GRANTOR: ST JOE | | | | | | |
| GRANTEE: SUNFLOWER PROPERTIE | | | | | | |
| 0117/0284 | 12/01/1985 | WD | U | V | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## 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 | 70.35 | AC | | 1.00 | 1.00 | 1.00 | 325.00 | 325.00 | 22,864 | | | | | | | |
| 2 | 005910 | A | HARDWOOD LOW | 0 | | | 0.00 | 0.00 | 19.00 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 1,900 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 07/29/2021 BY MMJS Total Acres: 89.35 Total Land Value: 24,764 Market: 223,375 Agricultural: 24,764 Common: 0 PRINTED 04/29/2026 BY SYS