

P-1-1-M-82
 A PARCEL LOCATED ALONG HWY 363
 IN SW 1/4 OF SECT 35

LYNX CREEK INVESTMENTS, LLC
 4420 W SOUTHERN ST
 LECANTO, FL 34461

2024

35-3S-01E-000-05538-201



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 26,000 TOTAL MARKET VALUE 26,000 SOH/AGL Deduction 0 ASSESSED VALUE 26,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 26,000 TOTAL JUST VALUE 26,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 25,000																																																																				
																				REMOVED BUILDING. 5YR CK VACANT PRCL TO CORRECT AC BACK TO 2.00 AC OR 1289 P 768 & 770 CORRECTIVE DEEDS FILED																																																																				
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DOR CODE 0000 VACANT RESIDENTIAL 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 EXTRA FEATURES PORT LEON DR, ST MARKS BLD DATE 07/08/2021 MMMK LGL DATE 07/08/2021 MMMK XF DATE INC DATE																																																																																								
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																																																																								
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REVIEW DATE 01/08/2022 BY ITLW Total Acres: 2.00 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 04/22/2026 BY SYS																																																																																								