

Overview



Suwannee, FL • Township: McAlpin-Wellborn • Location: 14-4S-13E

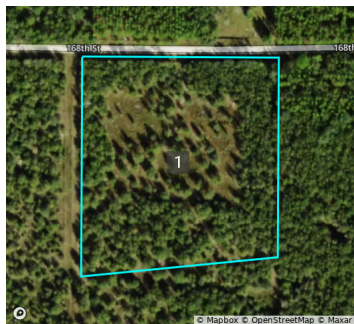
9.50 acres, 1 selection



Overview 9.50 acres, 1 selection



Suwannee, FL • Township: McAlpin-Wellborn • Location: 14-4S-13E Type: Custom Boundary



Acres
9.50

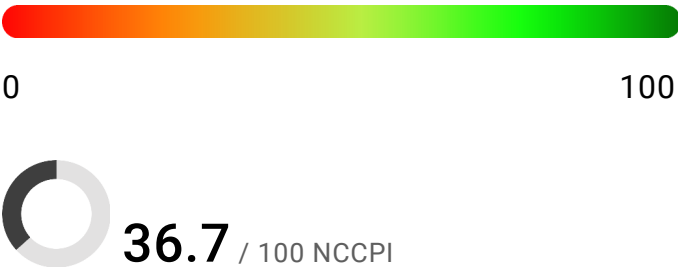
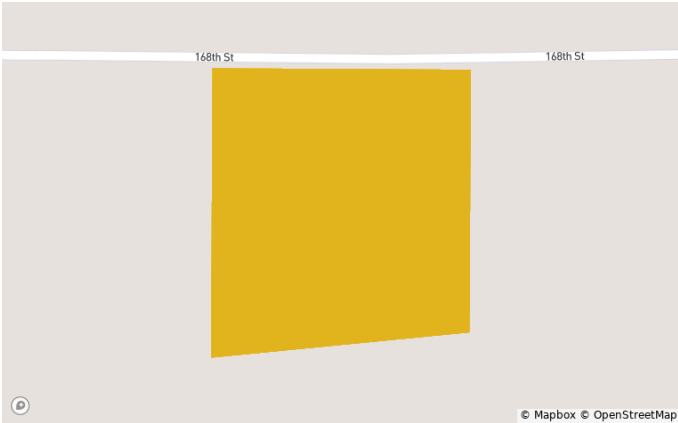
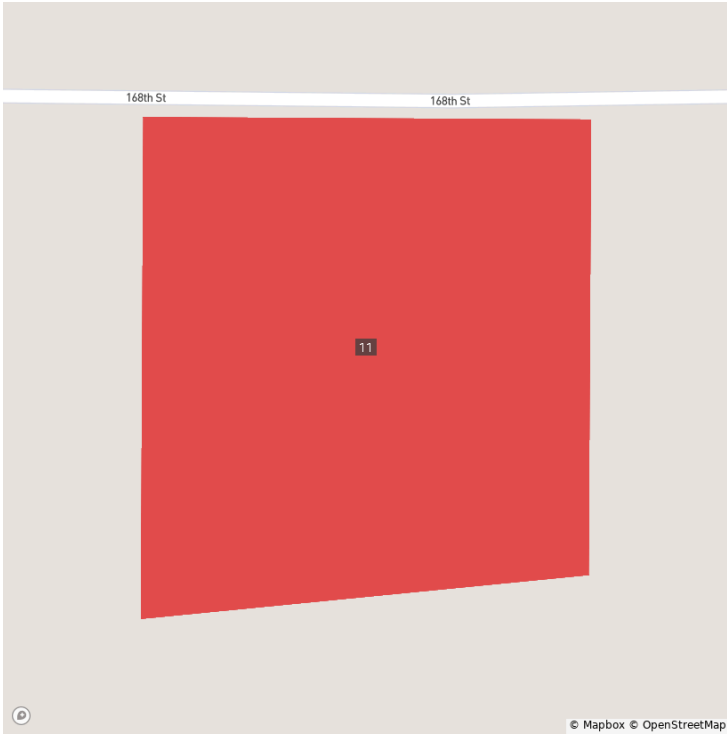
Lat. Long.
30.1438, -82.9884

Soils



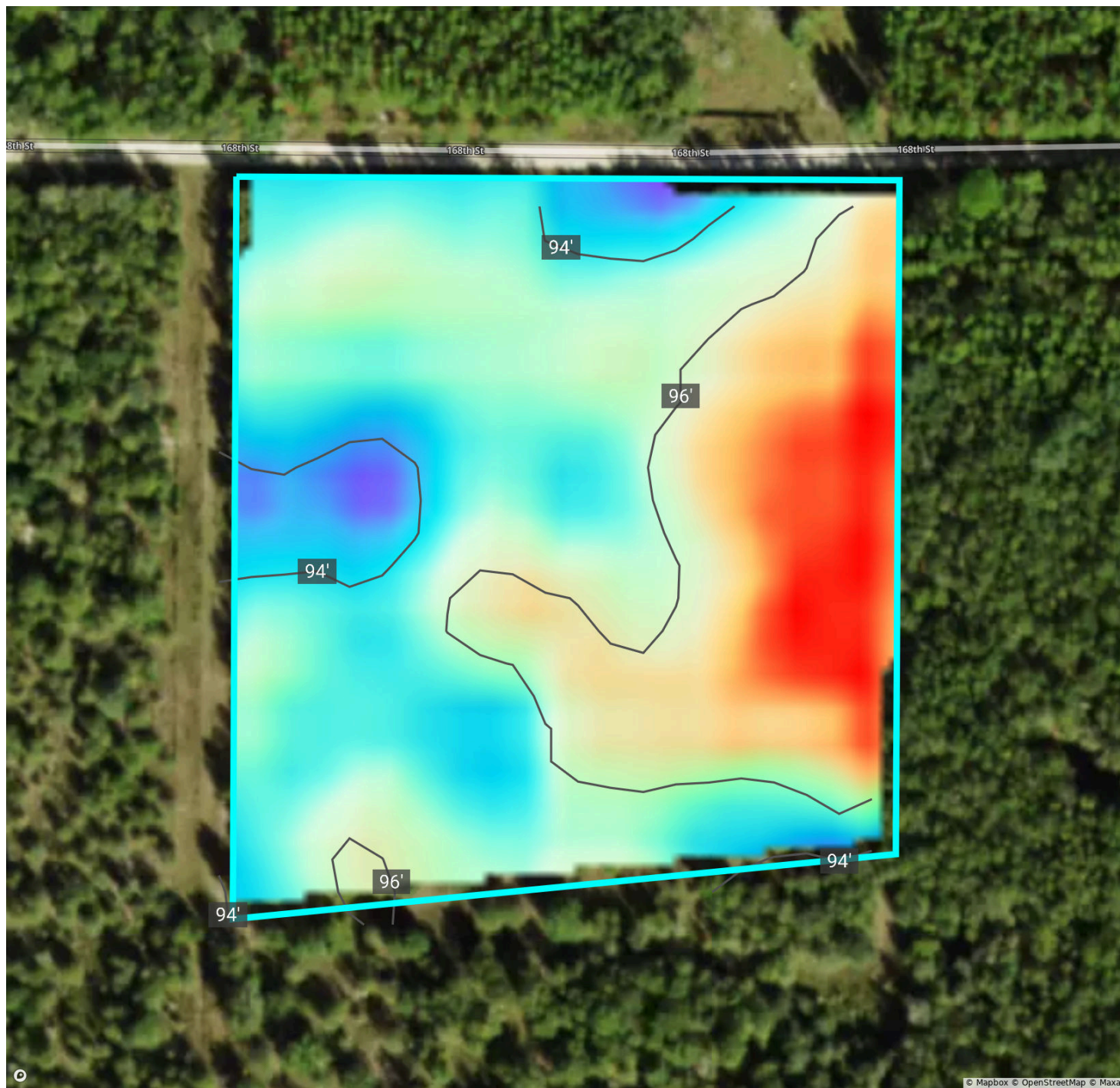
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9.50 acres, 1 selection



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
● 11	Bonneau-Blanton-Padlock complex, 0 to 5 percent slopes	9.5	100.0%	4e	—	36.7

9.50 acres, 1 selection



Max: 97.9

Flood (FEMA Report)



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9.50 acres, 1 selection



Flood Hazard Zone		% of Selection	Acres
	100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
	500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
	Regulatory Floodway	0.0%	0.0
	No Flood Hazard Zone	0.0%	0.0
Wetlands		% of Selection	Acres
	Assorted Wetlands	0.0%	0.0

Historical Imagery



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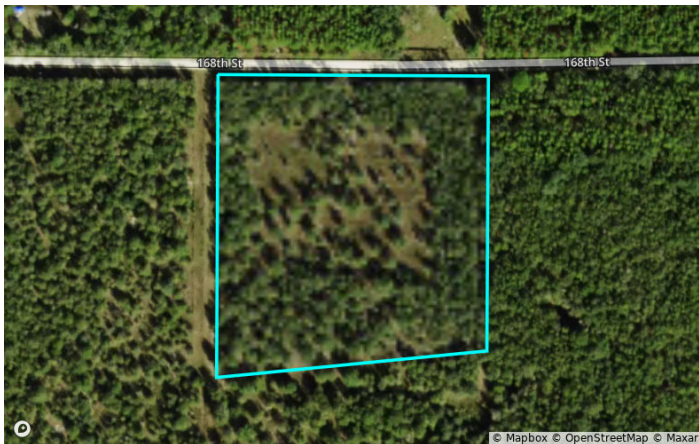
2023



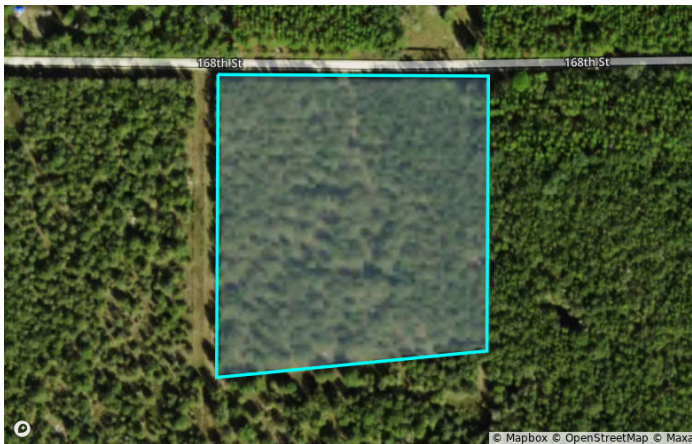
2021



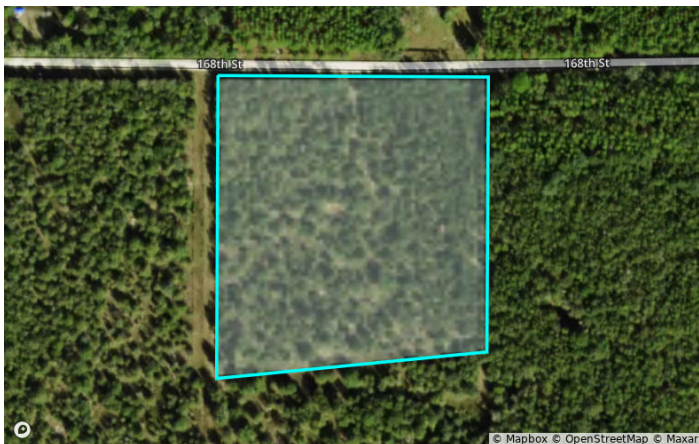
2019



2017



2015



2013



MOSSY OAK.
PROPERTIES
Southern Land & Homes

9.50 acres, 1 selection

Sale(s)	County	Date Sold	Total \$	Acres	\$/acre	NCCPI	\$/NCCPI
A	Suwannee	04/02/2025	\$125,000	10	\$12,500	36.7	\$341
B	Suwannee	02/01/2025	\$92,438	9	\$10,114	30.7	\$330
C	Suwannee	01/19/2024	\$55,000	5	\$11,000	36.7	\$300
D	Suwannee	11/02/2023	\$55,000	5	\$11,000	32.8	\$335
E	Suwannee	08/23/2023	\$85,000	10	\$8,845	35.8	\$247

Comparable Sales



Suwannee, FL • Township: McAlpin-Wellborn • Location: 14-4S-13E

9.50 acres, 1 selection

Saved Selection(s)	County	Acres	NCCPI
1	Suwannee	9	36.7

Min \$/acre: **\$8,845** Max \$/acre: **\$12,500** Median \$/acre: **\$11,000**

(*Estimated Value is calculated as the average price per acre of selected comparable sales multiplied by the acreage of the subject property.)

Comparable Sale



Suwannee, FL • Township: McAlpin-Wellborn • Location: 10-4S-13E

10.00 acres, Comparable Sale A (1 of 5)



Acres: 10.00
\$/acre: \$12,500
Total \$: \$125,000
Date Sold: 04-02-2025
NCCPI: 36.7
\$/NCCPI: \$341

Lat/Long: 30.148021, -83.004891

Primary Crop: Evergreen Forest

Buyer Name: REYNOLDS OLIVER E

Seller Name: GILBERT-LORD SANDRA C

Parcel ID: 1004S13E08844030130,
1004S13E08844030140

Comparable Sale



Suwannee, FL • Township: McAlpin-Wellborn • Location: 15-4S-13E

9.14 acres, Comparable Sale B (2 of 5)



Acres:	9.14	Lat/Long:	30.131174, -82.995833
\$/acre:	\$10,114	Primary Crop:	Evergreen Forest
Total \$:	\$92,438		
Date Sold:	02-01-2025		
NCCPI:	30.7	Buyer Name:	BOERNER MATTHEW S
\$/NCCPI:	\$330	Seller Name:	BARNESKI DIANE P
		Parcel ID:	1504S13E08946020080

Comparable Sale



Suwannee, FL • Township: McAlpin-Wellborn • Location: 10-4S-13E

5.00 acres, Comparable Sale C (3 of 5)



Acres:	5.00	Lat/Long:	30.149044, -83.006796
\$/acre:	\$11,000	Primary Crop:	Grassland/Pasture
Total \$:	\$55,000		
Date Sold:	01-19-2024		
NCCPI:	36.7	Buyer Name:	HUNTER SARA
\$/NCCPI:	\$300	Seller Name:	NEWTON BRENT D
		Parcel ID:	1004S13E08844030160

Comparable Sale



Suwannee, FL • Township: McAlpin-Wellborn • Location: 10-4S-13E

5.00 acres, Comparable Sale D (4 of 5)



Acres:	5.00	Lat/Long:	30.151801, -83.006366
\$/acre:	\$11,000	Primary Crop:	Evergreen Forest
Total \$:	\$55,000		
Date Sold:	11-02-2023		
NCCPI:	32.8	Buyer Name:	BELLAS JESSE
\$/NCCPI:	\$335	Seller Name:	LUCAS PETER & KAREN
		Parcel ID:	1004S13E08844030230

Comparable Sale



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9.61 acres, Comparable Sale E (5 of 5)



Acres:	9.61	Lat/Long:	30.136591, -82.994926
\$/acre:	\$8,845	Primary Crop:	Evergreen Forest
Total \$:	\$85,000		
Date Sold:	08-23-2023		
NCCPI:	35.8	Buyer Name:	ZORLAND PETER
\$/NCCPI:	\$247	Seller Name:	MCCLELAN JACOB
		Parcel ID:	1404S13E08942040170