

LOT 15 HS P-17-M-8
TRACT 4 IN PARCEL 9 LYING
IN LOT 15 HS

PHS HOLDING LLC
3810 NE 30TH AVE
LIGHTHOUSE POINT, FL 33064

2024

00-00-015-000-06341-000

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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,136 TOTAL LAND VALUE - MARKET 82,500 TOTAL MARKET VALUE 17,886 SOH/AGL Deduction 0 ASSESSED VALUE 17,886 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 17,886 TOTAL JUST VALUE 89,636 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 14,636																																																										
																				JS 5YR CK NC VACANT PRCL 2022 AG RENEWAL RECD 2021 AG RENEWAL RECD 2019 AG RENEWAL REC'D																																																										
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TOTALS																				52 TALL PINE LN, CRAWFORDVILLE																																																										
EXTRA FEATURES																																																																														
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																																																													
1	1050	CABIN	0	0	30	10	300.00	SF	42.00	42.00	100	1982	1982	3	20	2,520																																																														
2	0810	UNFINISH S	0	0	36	33	1,188.00	SF	19.00	19.00	100	1982	1982	3	20	4,514																																																														
3	0700	PORT BLDG	0	0	8	8	64.00	SF	8.00	8.00	100	1982	1982	3	20	102																																																														
LAND DESCRIPTION																																																																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
1	000010	C	VAC RURAL	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500																																																													
2	005970	A	TIMBER MIX 1	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	325.00	325.00	3,250																																																													
REVIEW DATE 01/08/2022 BY ITJS Total Acres: 11.00 Total Land Value: 10,750 Market: 75,000 Agricultural: 3,250 Common: 7,500 PRINTED 04/29/2026 BY SYS																																																																														