

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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> | | | | | | | | | | PERMIT NUM | DESCRIPTION | AMT | ISSUED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | | | SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0911/0085</td> <td>5/23/2013</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>23,100</td> </tr> <tr> <td colspan="7">GRANTOR: WARD JAMES THOMAS</td> </tr> <tr> <td colspan="7">GRANTEE: PHS HOLDING, LLC</td> </tr> <tr> <td>0719/0871</td> <td>7/20/2007</td> <td>QC</td> <td>U</td> <td>V</td> <td> </td> <td>21,000</td> </tr> <tr> <td colspan="7">GRANTOR: ROBINSON W RIDGE & WA</td> </tr> <tr> <td colspan="7">GRANTEE: WARD JAMES THOMAS</td> </tr> </tbody> </table> | | | | | | | | | | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | 0911/0085 | 5/23/2013 | WD | Q | V | 01 | 23,100 | GRANTOR: WARD JAMES THOMAS | | | | | | | GRANTEE: PHS HOLDING, LLC | | | | | | | 0719/0871 | 7/20/2007 | QC | U | V | | 21,000 | GRANTOR: ROBINSON W RIDGE & WA | | | | | | | GRANTEE: WARD JAMES THOMAS | | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0911/0085 | 5/23/2013 | WD | Q | V | 01 | 23,100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| GRANTEE: PHS HOLDING, LLC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0719/0871 | 7/20/2007 | QC | U | V | | 21,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GRANTOR: ROBINSON W RIDGE & WA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>02/09/2018</th> <th>RTJT</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> <th>02/09/2018</th> <th>RTJT</th> </tr> </thead> </table> | | | | | | | | | | BLD DATE | XF DATE | INC DATE | 02/09/2018 | RTJT | LGL DATE | LAND DATE | AG DATE | 02/09/2018 | RTJT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | TOTAL OB/XF 7,136 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 06/24/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |