25-5S-2W P-4-M-54
2.58 AC FROM SW COR OF LAND
CONVEYED TO J H METCALF

PHILLIPS DONALD F ET AL/PHILLIPS KAROU ETAL
1041 BROWNING DR
TALLAHASSEE, FL 32308

2024

25-5S-02W-000-03236-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	04
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

CHICKASAW ST, PANACEA

BLD DATE	06/18/2008 MMSR	LGL DATE	01/18/2019 MMSS
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,000
TOTAL MARKET VALUE	10,000
SOH/AGL Deduction	0
ASSESSED VALUE	10,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,000
TOTAL JUST VALUE	10,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

TYPO TO MAIL ADDR NUMBER CORRECTED PER OWNER WALK-
2023 TRIM RETURNED COA
COA PER NCOA REPORT
CORRECT OWNER NAME PER OWNER ON PHONE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/0127	12/19/2023	CT	U	V	11	100
GRANTOR: JAMES PATRICK F SR						
GRANTEE: PHILLIPS DONALD F						
1150/0163	4/17/2020	QC	U	V	16	100
GRANTOR: PHILLIPS ALBERT EUGEN						
GRANTEE: JAMES PATRICK F SR						

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

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	009635	C	CONSERVATION	0		P2	0.00	0.00	1.00	UT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 01/18/2019 BY MMSS Total Acres: 2.58 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 04/01/2026 BY SYS