AQUA DE VIDA
BLOCK O LOTS 1, 2 & 3
DB 47 P 245, 249 & OR 87 P 56

PHILLIPS DONALD F ET AL/PHILLIPS KAROU ETAL
1401 BROWNING DR
TALLAHASSEE, FL 32308

2024

25-5S-02W-046-03484-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	04
NEIGHBORHOOD/LOC	46.00	1.25/	

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		LGL DATE	02/04/2019 MMSS
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	300
TOTAL MARKET VALUE	300
SOH/AGL Deduction	0
ASSESSED VALUE	300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300
TOTAL JUST VALUE	300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,800

2024 TRIM RTS - UTF

2023 TRIM RETURNED COA

5 YR PRCL CK, N/C

COA PER WAK TCO

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						
1150/0148	5/06/2020	WD	U	V	16	400,000
GRANTOR: PHILLIPS DONALD FREDE						
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	009620	C	MARSH	0			175.00	125.00	3.00	LT		1.00	1.00	1.00	100.00	100.00	300							

REVIEW DATE 02/04/2019 BY MMSS Total Acres: 0.50 Total Land Value: 300 Market: 0 Agricultural: 0 Common: 300 PRINTED 04/22/2026 BY SYS