31-2S-1E P-6-1-M-70
N 1/2 OF SE 1/4 OF SEC 31
OR 45 P 717 OR 151 P 975

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

2024

31-2S-01E-000-04975-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND MIXED	
MAP NUM	1	MKT AREA	09
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

, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/29/2013 KLSR
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	150,174
TOTAL MARKET VALUE	27,115
SOH/AGL Deduction	0
ASSESSED VALUE	27,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,115
TOTAL JUST VALUE	150,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

5YR PRCL CK NC
2022 AG RENEWAL RECD
2021 AG RENEWAL RECD
2019 AG RENEWAL REC'D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0952/0809	10/02/2014	WD	U	V	12	146,100
GRANTOR: CENTENNIAL BANK						
GRANTEE: PHS HOLDING LLC						
0942/0070	4/17/2014	DF	U	V	12	353,000
GRANTOR: SPEARS CECIL C & ETHE						
GRANTEE: CENTENNIAL BANK						

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	005970	A	TIMBER MIX 1	0			0.00	0.00	83.43	AC		1.00	1.00	1.00	325.00	325.00	27,115							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 83.43 Total Land Value: 27,115 Market: 150,174 Agricultural: 27,115 Common: 0 PRINTED 06/17/2026 BY SYS