

RIVER ROAD SUB LOT 2  
 OR 278 P 7 OR 458 P 809  
 OR 952 P 216 DC

THOMAS PHYLISS A  
 385 OLD MAGNOLIA RD  
 CRAWFORDVILLE, FL 32327

**2024**

32-2S-02E-279-05894-02B  


| 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 STANDARD<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 115,900<br>TOTAL MARKET VALUE 5,331<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 5,331<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 5,331<br>TOTAL JUST VALUE 115,900<br>NCON VALUE 0<br>INCOME VALUE 0<br>PREVIOUS YEAR MKT VALUE 0   |        |                   |    |        |  |  |                  |  |  |                   |             |           |          |           |         |            |             |            |            |   |      |  |     |  |  |  |     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |        |   |              |   |  |  |      |      |       |    |  |      |      |      |        |        |       |  |  |  |  |  |  |  |
|   |             |              |                      |           |         |            |       |       |                |                    |         |             |             |                |                 |                |  |                             |      | CORRECT LAND LINES<br>5 YR PARCEL CHECK - NO CHANGES<br>2022 AG RENEWAL RECD<br>2021 AG RENEWAL RECD   |        |                   |    |        |  |  |                  |  |  |                   |             |           |          |           |         |            |             |            |            |   |      |  |     |  |  |  |     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |        |   |              |   |  |  |      |      |       |    |  |      |      |      |        |        |       |  |  |  |  |  |  |  |
|   |             |              |                      |           |         |            |       |       |                |                    |         |             |             |                |                 |                |  |                             |      | <table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>15000500</td> <td>ELEC</td> <td>0</td> <td>06/03/2015</td> </tr> </tbody> </table>   |        |                   |    |        |  |  |                  |  |  | PERMIT NUM        | DESCRIPTION | AMT       | ISSUED   | 15000500  | ELEC    | 0          | 06/03/2015  |            |            |   |      |  |     |  |  |  |     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |        |   |              |   |  |  |      |      |       |    |  |      |      |      |        |        |       |  |  |  |  |  |  |  |
| PERMIT NUM  | DESCRIPTION | AMT          | ISSUED               |           |         |            |       |       |                |                    |         |             |             |                |                 |                |  |                             |      |  |        |                   |    |        |  |  |                  |  |  |                   |             |           |          |           |         |            |             |            |            |   |      |  |     |  |  |  |     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |        |   |              |   |  |  |      |      |       |    |  |      |      |      |        |        |       |  |  |  |  |  |  |  |
| 15000500  | ELEC        | 0            | 06/03/2015           |           |         |            |       |       |                |                    |         |             |             |                |                 |                |  |                             |      |  |        |                   |    |        |  |  |                  |  |  |                   |             |           |          |           |         |            |             |            |            |   |      |  |     |  |  |  |     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |        |   |              |   |  |  |      |      |       |    |  |      |      |      |        |        |       |  |  |  |  |  |  |  |
|   |             |              |                      |           |         |            |       |       |                |                    |         |             |             |                |                 |                |  |                             |      | <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>0458/0809</td> <td>10/03/2002</td> <td>QC</td> <td>U</td> <td>V</td> <td></td> <td>100</td> </tr> </tbody> </table> GRANTOR: THOMAS WALDO EMERSON<br>GRANTEE: THOMAS WALDO EMERSON |        |                   |    |        |  |  |                  |  |  | OFF RECORD Number | DATE        | TYPE INST | Q U      | V I       | RSN CD  | SALE PRICE | 0458/0809   | 10/03/2002 | QC         | U | V    |  | 100 |  |  |  |     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |        |   |              |   |  |  |      |      |       |    |  |      |      |      |        |        |       |  |  |  |  |  |  |  |
| OFF RECORD Number   | DATE        | TYPE INST    | Q U                  | V I       | RSN CD  | SALE PRICE |       |       |                |                    |         |             |             |                |                 |                |  |                             |      |  |        |                   |    |        |  |  |                  |  |  |                   |             |           |          |           |         |            |             |            |            |   |      |  |     |  |  |  |     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |        |   |              |   |  |  |      |      |       |    |  |      |      |      |        |        |       |  |  |  |  |  |  |  |
| 0458/0809   | 10/03/2002  | QC           | U                    | V         |         | 100        |       |       |                |                    |         |             |             |                |                 |                |  |                             |      |  |        |                   |    |        |  |  |                  |  |  |                   |             |           |          |           |         |            |             |            |            |   |      |  |     |  |  |  |     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |        |   |              |   |  |  |      |      |       |    |  |      |      |      |        |        |       |  |  |  |  |  |  |  |
|   |             |              |                      |           |         |            |       |       |                |                    |         |             |             |                |                 |                |  |                             |      | <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>11/09/2016</td> <td></td> <td>FRSR</td> </tr> </tbody> </table>   |        |                   |    |        |  |  |                  |  |  | BLD DATE          | XF DATE     | INC DATE  | LGL DATE | LAND DATE | AG DATE |            |             |            | 11/09/2016 |   | FRSR |  |     |  |  |  |     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |        |   |              |   |  |  |      |      |       |    |  |      |      |      |        |        |       |  |  |  |  |  |  |  |
| BLD DATE  | XF DATE     | INC DATE     | LGL DATE             | LAND DATE | AG DATE |            |       |       |                |                    |         |             |             |                |                 |                |  |                             |      |  |        |                   |    |        |  |  |                  |  |  |                   |             |           |          |           |         |            |             |            |            |   |      |  |     |  |  |  |     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |        |   |              |   |  |  |      |      |       |    |  |      |      |      |        |        |       |  |  |  |  |  |  |  |
|   |             |              | 11/09/2016           |           | FRSR    |            |       |       |                |                    |         |             |             |                |                 |                |  |                             |      |  |        |                   |    |        |  |  |                  |  |  |                   |             |           |          |           |         |            |             |            |            |   |      |  |     |  |  |  |     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |        |   |              |   |  |  |      |      |       |    |  |      |      |      |        |        |       |  |  |  |  |  |  |  |
| TOTALS  |             |              |                      |           |         |            |       |       |                |                    |         |             |             |                |                 |                |  |                             |      | EXTRA FEATURES<br>OLD MAGNOLIA RD, CRAWFORDVILLE   |        |                   |    |        |  |  |                  |  |  |                   |             |           |          |           |         |            |             |            |            |   |      |  |     |  |  |  |     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |        |   |              |   |  |  |      |      |       |    |  |      |      |      |        |        |       |  |  |  |  |  |  |  |
| 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          |  |                             |      |  |        |                   |    |        |  |  |                  |  |  |                   |             |           |          |           |         |            |             |            |            |   |      |  |     |  |  |  |     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |        |   |              |   |  |  |      |      |       |    |  |      |      |      |        |        |       |  |  |  |  |  |  |  |
|   |             |              |                      |           |         |            |       |       |                |                    |         |             |             |                |                 |                | <table border="1"> <thead> <tr> <th colspan="10">LAND DESCRIPTION</th> <th colspan="10">TOTAL OB/XF</th> </tr> <tr> <th>L N</th> <th>USE CODE</th> <th>CLS</th> <th>LAND USE DESCRIPTION</th> <th>CAP</th> <th>R D</th> <th>LOC ZONE</th> <th>FRONT</th> <th>DEPTH</th> <th>TOT LND UTS</th> <th>UNIT TYPE</th> <th>D T</th> <th>DPTH FACT</th> <th>% COND</th> <th>TOT ADJ</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>LAND VALUE</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>YEAR</th> <th>DENSITY</th> <th>DECL</th> <th>FRZ</th> <th>YR</th> <th>CONSRV</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>005980</td> <td>A</td> <td>TIMBER MIX N</td> <td>0</td> <td></td> <td></td> <td>0.00</td> <td>0.00</td> <td>23.18</td> <td>AC</td> <td></td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>230.00</td> <td>230.00</td> <td>5,331</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> |                             |      |  |        |                   |    |        |  |  | 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 | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | 1 | 005980 | A | TIMBER MIX N | 0 |  |  | 0.00 | 0.00 | 23.18 | AC |  | 1.00 | 1.00 | 1.00 | 230.00 | 230.00 | 5,331 |  |  |  |  |  |  |  |
| 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     | DPTH FACT   | % COND      | TOT ADJ        | UNIT PRICE      | ADJ UNIT PRICE | LAND VALUE   | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY  | DECL   | FRZ               | YR | CONSRV |  |  |                  |  |  |                   |             |           |          |           |         |            |             |            |            |   |      |  |     |  |  |  |     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |        |   |              |   |  |  |      |      |       |    |  |      |      |      |        |        |       |  |  |  |  |  |  |  |
| 1   | 005980      | A            | TIMBER MIX N         | 0         |         |            | 0.00  | 0.00  | 23.18          | AC                 |         | 1.00        | 1.00        | 1.00           | 230.00          | 230.00         | 5,331  |                             |      |  |        |                   |    |        |  |  |                  |  |  |                   |             |           |          |           |         |            |             |            |            |   |      |  |     |  |  |  |     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |        |   |              |   |  |  |      |      |       |    |  |      |      |      |        |        |       |  |  |  |  |  |  |  |
| REVIEW DATE 04/11/2021 BY GEJS Total Acres: 23.18 Total Land Value: 5,331 Market: 115,900 Agricultural: 5,331 Common: 0 PRINTED 04/01/2026 BY SYS |             |              |                      |           |         |            |       |       |                |                    |         |             |             |                |                 |                |  |                             |      |  |        |                   |    |        |  |  |                  |  |  |                   |             |           |          |           |         |            |             |            |            |   |      |  |     |  |  |  |     |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |        |   |              |   |  |  |      |      |       |    |  |      |      |      |        |        |       |  |  |  |  |  |  |  |