32-3S-1E P-9-5-M-73
LOTS 10 11 & 12
OR 76 P 394 OR 107 P 506-509

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

2024

32-3S-01E-000-05516-005

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	1	MKT AREA	12
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

MANATEE WAY, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/17/2021 LRFR
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,500
TOTAL MARKET VALUE	6,500
SOH/AGL Deduction	2,567
ASSESSED VALUE	3,933
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,933
TOTAL JUST VALUE	6,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,500

5 YR PRCL CH N/C-LR
COA PER WAKULLA CO TCO
5 YR PRCL CH, N/C
ADDRESS CHANGE PER OWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/0882	2/19/2024	WD	Q	V	01	10,000
GRANTOR: MATTOX DEEONN						
GRANTEE: PHS RIVER, LLC						
0580/0741	2/25/2005	PB	U	I		100
GRANTOR: MATTOX						
GRANTEE: MATTOX						

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	000000	C	VAC RES	0			0.00	0.00	0.65	AC		1.00	1.00	1.00	10,000.00	10,000.00	6,500							

REVIEW DATE 06/17/2021 BY LRFR Total Acres: 0.65 Total Land Value: 6,500 Market: 0 Agricultural: 0 Common: 6,500 PRINTED 04/08/2026 BY SYS