PLANK-HILL FARMS
LOT 1
OR 847 P 814

PASTIME GARDENS LLC
4178 APALACHEE PARKWAY
TALLAHASSEE, FL 32311

2024

36-2S-01E-360-05001-001

WAKULLA COUNTY PROPERTY

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

SUGAR HILL RUN, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/27/2013 KLSR
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	85,831
TOTAL MARKET VALUE	6,356
SOH/AGL Deduction	0
ASSESSED VALUE	6,356
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,356
TOTAL JUST VALUE	85,831
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	831

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
0897/0268	12/26/2012	WD	U	V	30	330,000
GRANTOR: PETRANDIS JOHNNY						
GRANTEE: PASTIME GARDENS LLC						
0847/0814	3/04/2011	WD	Q	V	05	387,400
GRANTOR: YOUPI FARMS LLC						
GRANTEE: PETRANDIS JOHNNY						

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	005400	A	TIMBER 1 PLA	0			0.00	0.00	17.00	AC		1.00	1.00	1.00	325.00	325.00	5,525							
2	009630	C	WETLAND	0			0.00	0.00	8.31	AC		1.00	1.00	1.00	100.00	100.00	831							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 25.31 Total Land Value: 6,356 Market: 85,000 Agricultural: 5,525 Common: 831 PRINTED 04/29/2026 BY SYS