

ST MARKS RIVERS EDGE COMMUNITY  
 LOT 11 CONT 22.06 AC  
 OR 265 P 515 OR 740 P 697

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

2024

36-3S-01E-250-05540-011



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 Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 5,883 TOTAL LAND VALUE - MARKET 152,106 TOTAL MARKET VALUE 157,989 SOH/AGL Deduction 0 ASSESSED VALUE 157,989 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 157,989 TOTAL JUST VALUE 157,989 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 156,668																																																																																				
																				5 YR PARCEL CHECK - NO CHANGES 5 YR PRCL CH, N/C 5 YR PRCL CH, N/C PRMT 2008897, POWER POLE																																																																																				
																				<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>2008897</td> <td>POWER POLE</td> <td>0</td> <td>10/17/2008</td> </tr> <tr> <td>024134</td> <td>DOCK</td> <td>0</td> <td>10/06/1998</td> </tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED	2008897	POWER POLE	0	10/17/2008	024134	DOCK	0	10/06/1998																																																															
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																																																																					
2008897	POWER POLE	0	10/17/2008																																																																																																					
024134	DOCK	0	10/06/1998																																																																																																					
																				<table border="1"> <thead> <tr> <th colspan="10">SALES DATA</th> </tr> <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>0967/0506</td> <td>4/01/2015</td> <td>WD U</td> <td>V</td> <td>V</td> <td>12</td> <td>160,000</td> </tr> <tr> <td colspan="7">GRANTOR: SPARTA GP HOLDING REO</td> </tr> <tr> <td colspan="7">GRANTEE: PHS HOLDING LLC</td> </tr> <tr> <td>0953/0866</td> <td>10/23/2014</td> <td>CT U</td> <td>V</td> <td>V</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: CLERK OF COURT / BLAD</td> </tr> <tr> <td colspan="7">GRANTEE: SPARTA GP HOLDING R</td> </tr> </tbody> </table>										SALES DATA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0967/0506	4/01/2015	WD U	V	V	12	160,000	GRANTOR: SPARTA GP HOLDING REO							GRANTEE: PHS HOLDING LLC							0953/0866	10/23/2014	CT U	V	V	11	100	GRANTOR: CLERK OF COURT / BLAD							GRANTEE: SPARTA GP HOLDING R																						
SALES DATA																																																																																																								
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																																																		
0967/0506	4/01/2015	WD U	V	V	12	160,000																																																																																																		
GRANTOR: SPARTA GP HOLDING REO																																																																																																								
GRANTEE: PHS HOLDING LLC																																																																																																								
0953/0866	10/23/2014	CT U	V	V	11	100																																																																																																		
GRANTOR: CLERK OF COURT / BLAD																																																																																																								
GRANTEE: SPARTA GP HOLDING R																																																																																																								
																				<table border="1"> <thead> <tr> <th colspan="10">BUILDING NOTES</th> </tr> </thead> <tbody> <tr> <td colspan="10"></td> </tr> </tbody> </table>										BUILDING NOTES																																																																										
BUILDING NOTES																																																																																																								
																				<table border="1"> <thead> <tr> <th colspan="10">BUILDING DIMENSIONS</th> </tr> </thead> <tbody> <tr> <td colspan="10"></td> </tr> </tbody> </table>										BUILDING DIMENSIONS																																																																										
BUILDING DIMENSIONS																																																																																																								
DOR CODE 9900 NO AG ACREAGE MAP NUM 1 MKT AREA 07 NEIGHBORHOOD/LOC 000 1.00/ AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE TOTALS										BLD DATE 06/24/2016 FRSR LGL DATE 06/24/2016 FRSR X F DATE INC DATE										103 ST MARKS RIVERS EDGE DR, CRAWFORDVILLE																																																																																				
<table border="1"> <thead> <tr> <th>L N</th> <th>OB/XF CODE</th> <th>DESCRIPTION</th> <th>BLD CAP</th> <th>L W</th> <th>UNITS</th> <th>UT</th> <th>Adj R</th> <th>ADJ UNIT PRICE</th> <th>ORIG COND</th> <th>YEAR ON</th> <th>YEAR ACTUAL</th> <th>Q</th> <th>% COND</th> <th>OB/XF MKT VALUE</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0375</td> <td>WOOD WALK</td> <td>0</td> <td>0 419 4</td> <td>1,676.00</td> <td>SF</td> <td>15.00</td> <td>15.00</td> <td>100</td> <td>1999</td> <td>1999</td> <td>3</td> <td>20</td> <td>5,028</td> <td></td> </tr> <tr> <td>2</td> <td>0350</td> <td>BOATDOCK A</td> <td>0</td> <td>0 27 6</td> <td>162.00</td> <td>SF</td> <td>26.40</td> <td>26.40</td> <td>100</td> <td>1999</td> <td>1999</td> <td>GD</td> <td>20</td> <td>855</td> <td></td> </tr> </tbody> </table>																				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	1	0375	WOOD WALK	0	0 419 4	1,676.00	SF	15.00	15.00	100	1999	1999	3	20	5,028		2	0350	BOATDOCK A	0	0 27 6	162.00	SF	26.40	26.40	100	1999	1999	GD	20	855																																						
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																																																																																									
1	0375	WOOD WALK	0	0 419 4	1,676.00	SF	15.00	15.00	100	1999	1999	3	20	5,028																																																																																										
2	0350	BOATDOCK A	0	0 27 6	162.00	SF	26.40	26.40	100	1999	1999	GD	20	855																																																																																										
<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>DPHT 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>000000</td> <td>C</td> <td>VAC RES</td> <td>0</td> <td></td> <td></td> <td>0.00</td> <td>0.00</td> <td>1.00</td> <td>AC</td> <td></td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>150,000.00</td> <td>150,000.00</td> <td>150,000</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>009630</td> <td>C</td> <td>WETLAND</td> <td>0</td> <td></td> <td></td> <td>0.00</td> <td>0.00</td> <td>21.06</td> <td>AC</td> <td></td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>100.00</td> <td>100.00</td> <td>2,106</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	DPHT 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	1.00	AC		1.00	1.00	1.00	150,000.00	150,000.00	150,000								2	009630	C	WETLAND	0			0.00	0.00	21.06	AC		1.00	1.00	1.00	100.00	100.00	2,106							
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	DPHT 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	1.00	AC		1.00	1.00	1.00	150,000.00	150,000.00	150,000																																																																																							
2	009630	C	WETLAND	0			0.00	0.00	21.06	AC		1.00	1.00	1.00	100.00	100.00	2,106																																																																																							
REVIEW DATE 04/11/2021 BY GEJS Total Acres: 22.06 Total Land Value: 152,106 Market: 0 Agricultural: 0 Common: 152,106 PRINTED 04/08/2026 BY SYS																																																																																																								