

WEST POINT SUB
BLOCK A LOT 25
OR 16 P 106 OR 487 P 410

RIVERS JOHN L/RIVERS NANETTE V
41 WEST POINT DR
CRAWFORDVILLE, FL 32327

2024

00-00-121-005-12106-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
01	WOOD FRAME 100				
11	AVERAGE 50				
15	CONC BLOCK 50				
03	GABLE/HIP 100				
01	MINIMUM 100				
05	DRYWALL 50				
06	CUST PANEL 50				
11	CLAY TILE 50				
12	HARDWOOD 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
2.	0 100				
	2. 100				
	0 100				
08	FAIR				
0100	SINGLE FAMILY				
4	MKT AREA	06			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1998	864	54,045
DCK	432	10	2003	43	2,690
FUS	972	100	2003	972	60,800
TOTALS	2,268			1,879	117,535

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
1	SINGLE FAM	100%	- 0		199,212	1958	1982	0	0	41.00	59.00															
Heated Area: 1836 HX Base Yr																										
<table border="1"> <tr> <td>BLD DATE</td> <td>01/13/2020</td> <td>MMJT</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>01/13/2020</td> <td>MMJT</td> <td>LAND DATE</td> <td>01/13/2020 MMJT</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE	01/13/2020	MMJT	LGL DATE		XF DATE	01/13/2020	MMJT	LAND DATE	01/13/2020 MMJT	INC DATE			AG DATE	
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WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY				Tax Group: 3 Tax Dist:		
BUILDING MARKET VALUE				117,535		
TOTAL MARKET OB/XF VALUE				3,665		
TOTAL LAND VALUE - MARKET				100,000		
TOTAL MARKET VALUE				221,200		
SOH/AGL Deduction				28,817		
ASSESSED VALUE				192,383		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				142,383		
TOTAL JUST VALUE				221,200		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				222,984		
5 YR PRCL CK, PU XFOB LN 7, 8						
5 YR PRCL CHK PU XFOB LN 6						
MICHAEL, ALL REPAIRS COMPLETE IN 2018						
5 YR PRCL CH, DAMAGE REVIEW FOR HURRICANE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20001038	ELEC	0	10/28/2020			
20000322	WINDOWS-CO	0	07/28/2020			
20000169	ROOF OVER-CO	0	05/01/2020			
19000003	WINDOWS	0	02/07/2019			
18001036	ELECTRIC	0	12/12/2018			
029719	R-PRMT SFD	0	01/08/2003			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0487/0410	5/15/2003	WD	U	I		20,000
GRANTOR: RIVERS						
GRANTEE: RIVERS						
0142/0672	7/01/1988	AD	U	I		4,090
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1998] W36 S24 E36 PTR=S3 E10 DCK=[YR=2003] S12 E36 N12 W36\$ FUS=[YR=2003] E36 N27 W36 S27\$ W10 N3\$ N24\$.						

EXTRA FEATURES																
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	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	1957	1957	3	20	260	
2	0210	CONCRETE D	0	100	0	774.00	SF	6.00	6.00	100	1995	1995	3	20	929	
3	0211	CONCRETE W	0	100	43	129.00	SF	6.00	6.00	100	2004	2004	3	23	178	
4	0060	DECK WOOD	0	100	6	18.00	SF	5.00	5.00	100	2008	2008	3	50	45	
5	0940	OPEN SHED	0	100	11	110.00	SF	4.00	4.00	100	2008	2008	3	34	150	
6	0700	PORT BLDG	0	100	12	120.00	SF	8.00	8.00	100	2008	2008	3	70	672	
7	0371	FLOATING D	0	100	16	96.00	SF	20.00	20.00	100	1994	1994	3	20	384	
8	0335	ALUMINUM W	0	100	27	81.00	SF	17.00	17.00	100	2017	2017	3	76	1,047	
TOTAL OB/XF															3,665	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100			49.00	206.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							