

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		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	01	WOOD	FRAME	100	
Exterior Wall	11	AVERAGE	50		
Exterior Wall	15	CONC	BLOCK	50	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	05	DRYWALL	50		
Interior Wall	06	CUST	PANEL	50	
Interior Floo	11	CLAY	TILE	50	
Interior Floo	12	HARDWOOD	50		
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	2.	2.	100		
Units		0	100		
Quality	08	FAIR			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	4	MKT	AREA	06	
NEIGHBORHOOD/LOC	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								
			Heated Area: 1836			HX Base Yr					

36

24

BAS
1998

24

36

36

27

FUS
2003

27

36

12

DCK
2003

12

36

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
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		50,000		HX HB		
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	0		1.00	UT 1,300.00	1,300.00	100	1957	1957	3	20	260
2	0210	CONCRETE D	0	100	0	0		774.00	SF 6.00	6.00	100	1995	1995	3	20	929
3	0211	CONCRETE W	0	100	43	3		129.00	SF 6.00	6.00	100	2004	2004	3	23	178
4	0060	DECK WOOD	0	100	6	3		18.00	SF 5.00	5.00	100	2008	2008	3	50	45
5	0940	OPEN SHED	0	100	11	10		110.00	SF 4.00	4.00	100	2008	2008	3	34	150
6	0700	PORT BLDG	0	100	12	10		120.00	SF 8.00	8.00	100	2008	2008	3	70	672
7	0371	FLOATING D	0	100	16	6		96.00	SF 20.00	20.00	100	1994	1994	3	20	384
8	0335	ALUMINUM W	0	100	27	3		81.00	SF 17.00	17.00	100	2017	2017	3	76	1,047

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							