

SAVANNAH ACRES UNIT 1
 BLOCK B LOT 2 OR 35 P 928
 OR 51 P 811 OR 69 P 424

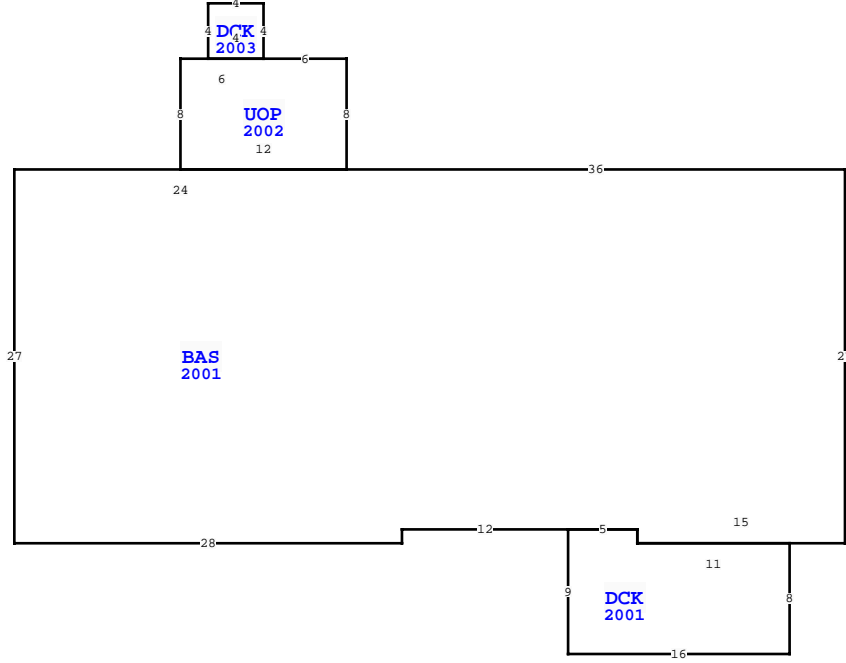
FOUR RIVERS VENTURES LLC
 311 FRANK JONES RD
 CRAWFORDVILLE, FL 32327

2024

04-3S-01E-125-05018-018


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
13	PREFAB PNL 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
1.	1. 100				
00	N/A 100				
	0 100				
03	AVERAGE				
0200	MOBILE HOME				
1	MKT AREA	09			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,603	100	2001	1,603	71,915
DCK	133	10	2001	13	583
DCK	16	10	2003	2	90
UOP	96	25	2002	24	1,076
TOTALS	1,848			1,642	73,665

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,642	110.5000	77.35	127,009	2001	2001	0	0	42.00	58.00		
1 MOBILE HOM 0% - 0 Heated Area: 1603 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		73,665	
TOTAL MARKET OB/XF VALUE		2,657	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		96,322	
SOH/AGL Deduction		30,867	
ASSESSED VALUE		65,455	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		65,455	
TOTAL JUST VALUE		96,322	
NCON VALUE		544	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		59,360	
FR 5YR CK 9/15/23; DEMO/PU XFOB, DEMO SPCD/AP			
5 YR PRCL CHK CHG RCVR AND FNDN			
CHG EXW, PU FRME, NEW TRAV			
5 YR PRCL CH, PU XFOB LN 1-4, DEL XFOB LN 5			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000905	REROOF	0	06/30/2017
20071275	UPGDE WIRING	0	09/21/2007
028285	DWMH	0	10/11/2001
028486	MECH	0	10/11/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1171/0297	9/30/2020	QC	U	I	30	100
GRANTOR: THURMOND ANNE D						
GRANTEE: FOUR RIVERS VENTURE						
1037/0894	6/15/2017	WD	U	I	12	15,400
GRANTOR: AMERIS BANK						
GRANTEE: THURMOND ANNE D						

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
2	0700	PORT BLDG	0	0	24	12	288.00	SF	8.00	8.00	100	2003	2003	3	60	1,382	
3	0210	CONCRETE D	0	0	20	26	520.00	SF	6.00	6.00	100	2003	2003	3	21	655	
4	0211	CONCRETE W	0	0	20	3	60.00	SF	6.00	6.00	100	2003	2003	3	21	76	
6	0630	METAL UTL	0	0	8	10	80.00	SF	8.00	8.00	100	2024	2019	AV	85	544	
TOTAL OB/XF 2,657																	

BUILDING NOTES													
BAS=[YR=2001] W36 UOP=[YR=2002] N8 W6 DCK=[YR=2003] N4 W4 S4 E4\$ W6 S8 E12 \$ W24 S27 E28 N1 E12 DCK=[YR=2001] S9 E16 N8 W11 N1 W5\$ E5 S1 E15 N27\$.													

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	000201	C	MH	0			180.00	245.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							