



ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		3.5 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2022		217.82	970,388	2021	2021	0	0	2.00	98.00

Heated Area: 3823 HX Base Yr 2022

WAKULLA COUNTY PROPERTY PAGE 1 of 2 3

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		1,043,678
TOTAL MARKET OB/XF VALUE		115,771
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		1,304,449
SOH/AGL Deduction		170,407
ASSESSED VALUE		1,134,042
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,084,042
TOTAL JUST VALUE		1,304,449
NCON VALUE		125,062
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,112,457

JS PRMT CK, PU NEW BLDG, PU XFOB 5/30/2023

CHG BDRM & TRAV

5YR PRCL CK NC

2022 HX APP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-000664	POLE BARN W/ELECT		07/06/2022
20001031	DOCK-CC	0	11/30/2020
19001517	SFD-CO	0	02/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0061	3/05/2024	QC	U	I	11	100

GRANTOR: RATCLIFF JOSHUA D
GRANTEE: RATCLIFF JOSHUA D

1099/0266	2/01/2019	WD	Q	V	01	84,000
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GRANTOR: BAUMEISTER ROY F & DI
GRANTEE: RATCLIFF JOSHUA D

Quality 07 GOOD

DOR CODE 0100 SINGLE FAMILY

MAP NUM 1 MKT AREA 12

NEIGHBORHOOD/LOC 154.00 1.45/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	95	100	2021	95	20,279
BAS	2,545	100	2021	2,545	543,265
DCK	240	10	2021	24	5,123
FOP	224	30	2021	67	14,302
FOP	494	30	2021	148	31,592
FSP	308	55	2021	169	36,076
FST	35	55	2021	19	4,056
FUS	1,183	100	2021	1,183	252,527
PCP	2,051	10	2021	205	43,760
TOTALS	7,175			4,455	950,980

172 RIVER PLANTATION RD, CRAWFORDVILLE

BLD DATE	08/31/2022	FRAK	LGL DATE	02/04/2021	FRAK
XF DATE	02/04/2021	FRAK	LAND DATE	02/04/2021	FRAK
INC DATE			AG DATE		

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	0250	ASPHALT AV	0	100	0	0	4,823.00	SF	2.90	2.90	100	2021	2021	3	93	13,008	
2	0060	DECK WOOD	0	100	6	6	36.00	SF	7.25	7.25	100	2021	2021	3	98	256	
3	0060	DECK WOOD	0	100	8	15	120.00	SF	7.25	7.25	100	2021	2021	3	98	853	
4	0060	DECK WOOD	0	100	4	8	32.00	SF	7.25	7.25	100	2021	2021	3	98	227	
5	0009	DUMBWAITER	0	100	0	0	1.00	UT	14,500.00	14,500.00	100	2021	2021	3	96	13,920	
6	0375	WOOD WALK	0	100	393	4	1,572.00	SF	21.75	21.75	100	2021	2021	3	93	31,798	
7	0330	BOAT SHED	0	100	16	31	496.00	SF	21.75	21.75	100	2021	2021	3	93	10,033	
8	0007	ELECTRIC L	0	100	0	0	1.00	UT	10,875.00	10,875.00	100	2021	2021	3	93	10,114	
9	0060	DECK WOOD	0	100	10	20	200.00	SF	7.25	7.25	100	2021	2021	3	98	1,421	
10	0060	DECK WOOD	0	100	10	10	100.00	SF	7.25	7.25	100	2021	2021	3	98	711	

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2021] W3 N4 W15 S14 E18 BAS=[YR=2021] W18
FSP=[YR=2021] N14 W22 S14 E22\$ W41S41 PTR= W19 FUS=[YR=2021]
W42 N6 W8 N23 E20 S9 E14 S3 E25 S11 W9 S6\$ E19\$ E8 S3 E7
FOP=[YR=2021] S8 E28 N8 W28\$ E35 N3 E9 PTR= E10
PCP=[YR=2021] N15 FOP=[YR=2021] N26 E19 S26 W19\$ E19 N26
E40 S26 BAS=[YR=2021] W19 FST=[YR=2021] W7 S5 E7 N5\$ S5 E19
N5\$ S15 W9 S3 W42 N3 W8\$ W10\$ N41\$ N10\$.

LAND DESCRIPTION		TOTAL OB/XF															82,341							
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	000132	C	SFR RIVER	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							

