RIVER PLANTATION ESTATES
BLOCK A LOT 4
OR 81 P 214, 482 & OR 90 P 108

DAVID GRACE L
8725 PLACIDA ROAD UNIT 412
PLACIDA, FL 33946

2024

20-3S-01E-154-05398-A04

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RIVER PLANTATION RD, CRAWFORDVILLE

BLD DATE			LGL DATE		
XF DATE	01/20/2021	FRAK	LAND DATE	01/20/2021	FRAK
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	17,231
TOTAL LAND VALUE - MARKET	145,000
TOTAL MARKET VALUE	162,231
SOH/AGL Deduction	12,914
ASSESSED VALUE	149,317
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,317
TOTAL JUST VALUE	162,231
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,743

5YR PRCL CK NC

CHG AGL TO Y SOLD 2020

CORRECTION R200124 TO CORRECT OWNERSHIP

LN 3 & 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001450	REPAIRS-CO	0	01/08/2020
2007593	DOCK	0	04/25/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/0887	10/15/2020	WD	Q	V	01	145,000
GRANTOR: LEWIS HALLEY B & MELA						
GRANTEE: DAVID GRACE L						
1116/0626	7/08/2019	WD	Q	V	01	120,000
GRANTOR: KOURY STEPHEN P & NEC						
GRANTEE: LEWIS HALLEY B & ME						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	450	4	1,800.00	SF	21.75	21.75	100	2007	2007	3	30	11,745	
2	0350	BOATDOCK A	0	0	10	14	140.00	SF	38.28	38.28	100	2007	2007	GD	30	1,608	
3	0350	BOATDOCK A	0	0	10	5	50.00	SF	38.28	38.28	100	2007	2007	GD	30	574	
4	0371	FLOATING D	0	0	16	8	128.00	SF	29.00	29.00	100	2020	2020	3	89	3,304	

LAND DESCRIPTION

TOTAL OB/XF 17,231

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							

REVIEW DATE 04/11/2021 BY GELW Total Acres: 2.90 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 04/22/2026 BY SYS