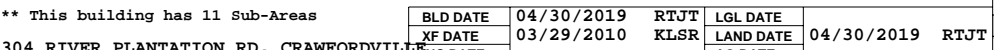


BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	03 CONCR STEM 100
Frame	02 WOOD FRAME 100
Exterior Wall	12 CEDAR/CYPR 50
Exterior Wall	12 CEDAR/CYPR 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	06 CUST PANEL 100
Interior Floo	12 HARDWOOD 100
Heating Type	04 AIR DUCTED 100
Air Condition	03 CENTRAL 100
Bedrooms	3 100
Bathrooms	3 100
Story Height	0 100
Stories	2. 2. 100
Fireplace	02 FIREPLACE EXCELLENT 100
Units	0 100
Quality	07 GOOD
DOR CODE	0100 SINGLE FAMILY
MAP NUM	1 MKT AREA 12

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,358	144.9000	199.60	869,857	1986	2000	0	0	23.00	77.00	
1 SINGLE FAM 0% - 0 Heated Area: 3302 HX Base Yr												



** This building has 11 Sub-Areas
 304 RIVER PLANTATION RD, CRAWFORDVILLE
 BLD DATE 04/30/2019 RTJT LGL DATE 04/30/2019 RTJT
 XF DATE 03/29/2010 KLSR LAND DATE 04/30/2019 RTJT
 INC DATE

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			809,559
TOTAL MARKET OB/XF VALUE			12,488
TOTAL LAND VALUE - MARKET			145,000
TOTAL MARKET VALUE			967,047
SOH/AGL Deduction			65,668
ASSESSED VALUE			901,379
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			901,379
TOTAL JUST VALUE			967,047
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			819,435
5 YR PRCL CK, NC			
TRIM RETURNED/UTF			
NEW TRAV CARD 2			
FLOOR,STYS, NEW TRAV CARD 1, CHG QUAL & PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000332	REROOF	0	03/09/2017
19893	N/A	0	07/26/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0911/0200	5/17/2013	WD U	I	I	30	100
GRANTOR: SMITH MARILISA H GUAR						
GRANTEE: ODOM CARRIE F						
0720/0759	7/20/2007	OR Q	I	01		100
GRANTOR: ESTATE OF JAMES ODOM						
GRANTEE: ODOM CARRIE						

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,035	100	1993	2,035	312,763
DCK	135	10	1993	14	2,151
DCK	258	10	1993	26	3,996
DCK	320	10	1993	32	4,918
DCK	1,766	10	1993	177	27,203
FCP	260	25	1993	65	9,990
FSP	320	55	1993	176	27,050
FUS	1,267	100	1993	1,267	194,728
UCP	1,360	20	1993	272	41,804
UOP	392	20	1993	78	11,988
TOTALS	8,593			4,358	669,790

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	0330	BOAT SHED	0	0 40 18	720.00	SF	21.75	21.75	100	1986	1986	3 20	3,132	
4	0375	WOOD WALK	0	0 5 250	1,250.00	SF	21.75	21.75	100	1989	1989	3 20	5,438	
5	0250	ASPHALT AV	0	0 0 0	5,076.00	SF	2.90	2.90	100	1989	1989	3 20	2,944	
6	0371	FLOATING D	0	0 42 4	168.00	SF	29.00	29.00	100	1990	1990	3 20	974	

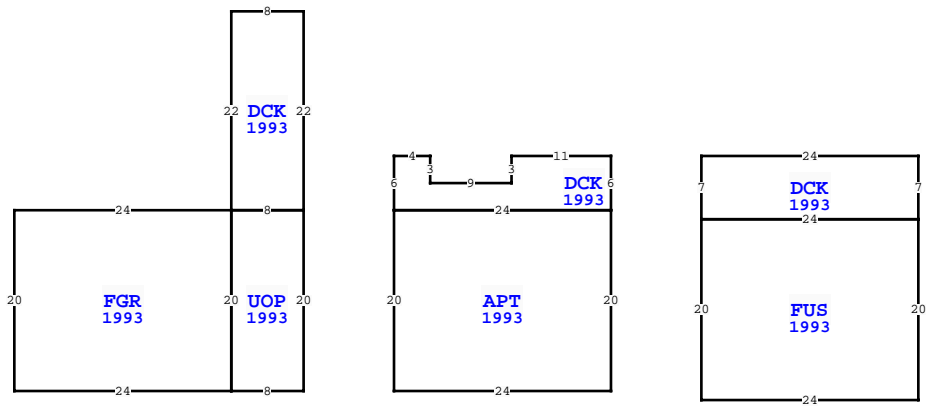
BUILDING NOTES												
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BUILDING DIMENSIONS												
DCK=[YR=1993] W9 DCK=[YR=1993] N26 W31 N14 W30 PTR=N10 FUS=[YR=1993] E49 N35 W1 DCK=[YR=1993] N20 W16 S20 E16\$ W16 S14 W32 S21\$ S10\$ E8 N10 E32 N20 E16 S20 E5\$ W4 BAS=[YR=1993] W1 FSP=[YR=1993] N20 W16 S20 E16\$ W48 S35 UOP=[YR=1993] S8 E49 N8 W49\$ E59 N32 W10 N3\$ S3 E10 S32 DCK=[YR=1993] W10 S8 E10 S3 UST=[YR=1993] S24 FCP=[YR=1993] S10 E26 N10 W26\$ E20 N24 W20\$ E27 UCP=[YR=1993] S20 E34 N40 W34 S20\$ N4 W17 N7 W10\$ E3 N35\$.												

LAND DESCRIPTION													TOTAL OB/XF 12,488												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	0			0.00	0.00	1.00	LT		1.00	1.00	145,000.00	145,000.00	145,000									

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	10	ABOVE AVG. 50
Exterior Wall	12	CEDAR/CYPR 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		1 100
Bathrooms		1 100
Story Height		0 100
Stories	3.	3. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,279	125.9250	173.46	221,855	1986	1986		0	0	37.00	63.00
2 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr												



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
APT	480	100	1993	480	52,454
DCK	117	10	1993	12	1,312
DCK	168	10	1993	17	1,858
DCK	176	10	1993	18	1,967
FGR	480	50	1993	240	26,227
FUS	480	100	1993	480	52,454
UOP	160	20	1993	32	3,497
TOTALS	2,061			1,279	139,769

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			809,559
TOTAL MARKET OB/XF VALUE			12,488
TOTAL LAND VALUE - MARKET			145,000
TOTAL MARKET VALUE			967,047
SOH/AGL Deduction			65,668
ASSESSED VALUE			901,379
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			901,379
TOTAL JUST VALUE			967,047
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			819,435
SIZE XFOB LN 1, PU XFOB LN 6, CHG EXW, QUAL,			
5 YR PRCL CH, DEL XFOB LN 7-11, CHG CODE AND			
NAME			
TRIM RETURNED NO ONE AT THAT ADDRESS BY THAT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0911/0200	5/17/2013	WD	U	I	30	100
GRANTOR: SMITH MARILISA H GUAR						
GRANTEE: ODOM CARRIE F						
0720/0759	7/20/2007	OR	Q	I	01	100
GRANTOR: ESTATE OF JAMES ODOM						
GRANTEE: ODOM CARRIE						

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

BLD DATE		RTJT		LGL DATE	
04/30/2019					
03/29/2010		KLSR		04/30/2019	RTJT
XF DATE		AG DATE			

BUILDING NOTES												
304 RIVER PLANTATION RD, CRAWFORDVILLE												

BUILDING DIMENSIONS												
DCK=[YR=1993] W8 S22 E8 UOP=[YR=1993] W8 FGR=[YR=1993] W24 S20 E24 N20\$ S20 E8 N20\$ N22\$ PTR=E10 S16 DCK=[YR=1993] S6 APT=[YR=1993] S20 E24 N20 W24\$ E24 N6 PTR=E10 DCK=[YR=1993] S7 FUS=[YR=1993] S20 E24 N20 W24\$ E24 N7 W24\$ W10\$ W11 S3 W9 N3 W4\$ N16 W10\$.												

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV