



RIVER PLANTATION ESTATES  
 BLOCK A LOT 13  
 OR 81 P 214, 482 & OR 90 P 108

BAYO EDWIN/BAYO BIANCA S  
 36 RIVER CT  
 CRAWFORDVILLE, FL 32327

**2024**

20-3S-01E-154-05398-A13  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																											
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 1,025,206 <b>TOTAL MARKET OB/XF VALUE</b> 27,376 <b>TOTAL LAND VALUE - MARKET</b> 145,000 <b>TOTAL MARKET VALUE</b> 1,197,582 SOH/AGL Deduction 549,521 <b>ASSESSED VALUE</b> 648,061 <b>TOTAL EXEMPTION VALUE</b> HX HB 50,000 <b>BASE TAXABLE VALUE</b> 598,061 <b>TOTAL JUST VALUE</b> 1,197,582 <b>NCON VALUE</b> 1,411 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 1,180,865																													
																				DEL XFOB LN 12-13 5 YR PRCL CH, PU CORR TRAV, PU XFOB LN 3-11, LN 8 5 YR PRCL CH, PU CORR TRAV, CHG EXW, PU XFOB																													
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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																																	
11	0350	BOATDOCK A	0 100	10	16	160.00	SF	38.28	38.28	100	2017	2017	GD	76	4,655																																		
17	0371	FLOATING D	0 100	16	4	64.00	SF	29.00	29.00	100	2024	2017	AV	76	1,411																																		
																<b>TOTAL OB/XF</b> 6,066																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
REVIEW DATE 05/30/2023 BY JSAW Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 06/17/2026 BY SYS																																																	