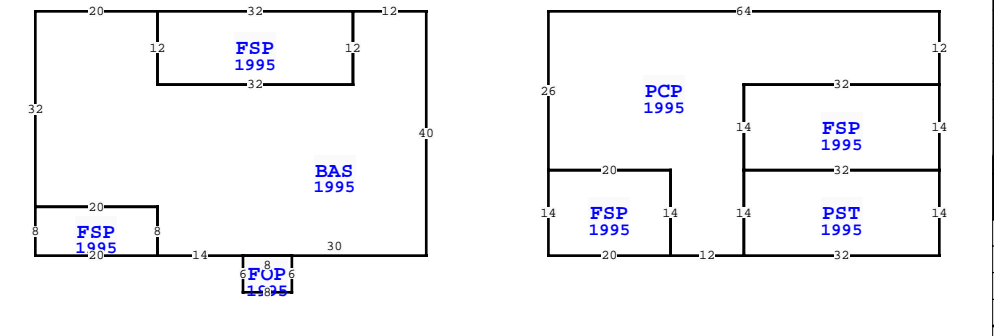


ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 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	2,934	139.7250	192.47	564,707	1995	2005	0	0	18.00	82.00	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		463,060	
TOTAL MARKET OB/XF VALUE		33,227	
TOTAL LAND VALUE - MARKET		145,000	
TOTAL MARKET VALUE		641,287	
SOH/AGL Deduction		201,285	
ASSESSED VALUE		440,002	
TOTAL EXEMPTION VALUE		HX HB VX VP 170,501	
BASE TAXABLE VALUE		269,501	
TOTAL JUST VALUE		641,287	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		620,477	
5 YR PRCL CK, N/C			
XFOB LN 8-13			
5 YR PRCL CH, CHG QUAL, CORR UT XFOB LN 5, PU			
2016 HX APP TO UPDATE VP% FROM 20% TO 30%.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014473	RE-ROOF	0	06/11/2014
20453	N/A	0	12/20/1995
19221	N/A	0	01/18/1995

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100	1995	2,016	318,176
FOP	48	30	1995	14	2,210
FSP	160	55	1995	88	13,888
FSP	280	55	1995	154	24,305
FSP	384	55	1995	211	33,301
FSP	448	55	1995	246	38,825
PCP	1,384	10	1995	138	21,780
PST	448	15	1995	67	10,574
TOTALS	5,168			2,934	463,060

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	0150	FIRE PLACE	0	100	0	1.00	UT	3,625.00	3,625.00	100	1995	1995	3	52	1,885	
2	0210	CONCRETE D	0	100	0	846.00	SF	8.70	8.70	100	1995	1995	3	20	1,472	
3	0375	WOOD WALK	0	100	546	4	SF	21.75	21.75	100	1995	1995	3	20	9,500	
4	0350	BOATDOCK A	0	100	12	16	SF	38.28	38.28	100	1995	1995	GD	20	1,470	
5	0080	4' CHAINLI	0	100	0	0	LF	18.85	18.85	100	1996	1996	3	20	2,036	
6	0211	CONCRETE W	0	100	42	4	SF	8.70	8.70	100	1996	1996	3	20	292	
7	0060	DECK WOOD	0	100	4	5	SF	7.25	7.25	100	1995	1995	3	20	29	
8	0250	ASPHALT AV	0	100	0	0	SF	2.90	2.90	100	2011	2011	3	47	4,018	
9	0060	DECK WOOD	0	100	23	4	SF	7.25	7.25	100	2011	2011	3	65	434	
10	0060	DECK WOOD	0	100	12	4	SF	7.25	7.25	100	2011	2011	3	65	226	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0943/0084	6/02/2014	WD Q	Q	I	01	450,000
GRANTOR: GEERS WILLIAM & CHIU-						
GRANTEE: LICITRA RONALD J &						
0840/0837	12/01/2010	WD Q	Q	I	01	405,000
GRANTOR: MEADOWS EDWARD LEE JR						
GRANTEE: GEERS WILLIAM & CHI						

TOTAL OB/XF																								
21,362																								
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
1	000130	C	SFR WATER	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							

BUILDING NOTES												
BAS=[YR=1995] W12 FSP=[YR=1995] W32 S12 E32 N12\$ S12 W32 N12 W20 S32 FSP=[YR=1995] S8 E20 N8 W20\$ E20 S8 E14 FOP=[YR=1995] S6 E8 N6 W8\$ E30 N40 PTR=E20 PCP=[YR=1995] S26 FSP=[YR=1995] S14 E20 N14 W20\$ E20 S14 E12 PST=[YR=1995] E32 N14 W32 S14\$ N14 FSP=[YR=1995] E32 N14 W32 S14\$ N14 E32 N12 W64\$ W20\$.												

REVIEW DATE																								
04/30/2019																								
BY RTSS																								
Total Acres: 0.00																								
Total Land Value: 145,000																								
Market: 0																								
Agricultural: 0																								
Common: 145,000																								
PRINTED 06/17/2026 BY SYS																								

RIVER PLANTATION ESTATES
 BLOCK A LOT 17
 OR 81 P 214, 482 OR 90 P 108

LICITRA RONALD J/ROBIDA DIANE DOROTHY
 82 RIVER CT
 CRAWFORDVILLE, FL 32327

2024

20-3S-01E-154-05398-A17



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									
																						VALUATION BY					STANDARD				
																						Tax Group: 3					Tax Dist:				
																						BUILDING MARKET VALUE					463,060				
																						TOTAL MARKET OB/XF VALUE					33,227				
																						TOTAL LAND VALUE - MARKET					145,000				
																						TOTAL MARKET VALUE					641,287				
																						SOH/AGL Deduction					201,285				
																						ASSESSED VALUE					440,002				
																						TOTAL EXEMPTION VALUE					170,501				
																						BASE TAXABLE VALUE					269,501				
																						TOTAL JUST VALUE					641,287				
																						NCON VALUE					0				
																						INCOME VALUE									
																						PREVIOUS YEAR MKT VALUE					620,477				
ADD VX AND HX FOR 2015. ADDED MISSIN SSN PER DOR REPORT PRCL:0:2: 2014 FROM 466 RIVER PLANTATION 05398-A29																															
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																										
TOTALS																															
EXTRA FEATURES										BLD DATE 04/30/2019 RTSS					LGL DATE 04/30/2019 RTSS					04/30/2019 RTSS											
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	0060	DECK WOOD	0 100	16	6	96.00	SF	7.25	7.25	100	2011	2011	3	65	452																
12	0009	DUMBWAITER	0 100	0	0	1.00	UT	14,500.00	14,500.00	100	2011	2011	3	76	11,020																
13	0620	WOOD UTL B	0 100	6	16	96.00	SF	8.70	8.70	100	2011	2011	3	47	393																
LAND DESCRIPTION										TOTAL OB/XF										11,865											
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 04/30/2019 BY RTSS Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 06/17/2026 BY SYS																															