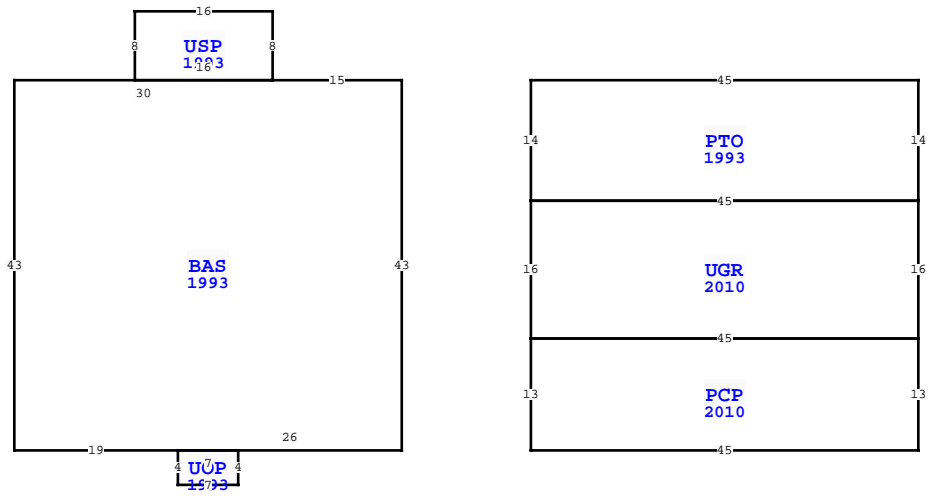




ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	04	PILE	WOOD	100		
Frame	02	WOOD	FRAME	100		
Exterior Wall	30	VINYL	100			
Roof Structur	03	GABLE/HIP	100			
Roof Cover	13	GALVALUM	100			
Interior Wall	05	DRYWALL	100			
Interior Floor	12	HARDWOOD	80			
Interior Floor	14	CARPET	20			
Heating 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		
Quality	03	AVERAGE				
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	1,935	100	1993	1,935	232,107	
PCP	585	10	2010	58	6,957	
PTO	630	5	1993	32	3,839	
UGR	720	40	2010	288	34,546	
UOP	28	20	1993	6	720	
USP	128	40	1993	51	6,117	
TOTALS	4,026			2,370	284,286	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020		406,123	1993	1993	0	0	0	30.00
				Heated Area: 1935					HX Base Yr 2020		



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		284,286	
TOTAL MARKET OB/XF VALUE		12,613	
TOTAL LAND VALUE - MARKET		145,000	
TOTAL MARKET VALUE		441,899	
SOH/AGL Deduction		68,419	
ASSESSED VALUE		373,480	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		323,480	
TOTAL JUST VALUE		441,899	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		418,828	
ADD HX FOR 2020-KUNDER			
REMOVED. NEW TRAV.			
5 YR PRCL CK, DEL XFOB LN 7. VERIFIED 8 WAS			
DEL XFOB LN 8 PER OWNER IT HAS BEEN REMOVED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000457	REPL 2 DOORS	0	10/04/2021
20000521	MECHANICAL	0	11/04/2020
19001305	STAIRS	0	09/20/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1107/0463	4/18/2019	WD	Q	I	01	292,000
GRANTOR: TAIT DAVID L & NANCY						
GRANTEE: KUNDER KEVIN						
0678/0175	9/28/2006	WD	Q	I		435,000
GRANTOR: SMITH DARLENE RUSSELL						
GRANTEE: TAIT DAVID L & NANCY						

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	0375	WOOD WALK	0	100	3	704	SF	21.75	21.75	100	1993	1993	3	20	9,187	
2	0130	FIRE PLACE	0	100	0	0	UT	1,885.00	1,885.00	100	1993	1993	3	50	943	
3	0211	CONCRETE W	0	100	36	3	SF	8.70	8.70	100	1993	1993	3	20	188	
4	0250	ASPHALT AV	0	100	0	0	SF	2.90	2.90	100	2005	2005	3	24	1,676	
5	0375	WOOD WALK	0	100	14	4	SF	21.75	21.75	100	2006	2006	3	27	329	
6	0060	DECK WOOD	0	100	10	8	SF	7.25	7.25	100	2008	2008	3	50	290	

LAND DESCRIPTION												TOTAL OB/XF												
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	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											
426 RIVER PLANTATION RD, CRAWFORDVILLE											
BLD DATE 05/01/2019 RTJTT LGL DATE 05/01/2019 RTJTT											
XF DATE 05/01/2019 RTJTT LAND DATE 05/01/2019 RTJTT											
INC DATE											

BUILDING DIMENSIONS											
BAS=[YR=1993] W15 USP=[YR=1993] N8 W16 S8 E16\$ W30 S43 E19											
UOP=[YR=1993] S4 E7 N4 W7\$ E26 PTR=E15 PCP=[YR=2010] E45 N13											
W45 UGR=[YR=2010] E45 N16 W45 PTO=[YR=1993] E45 N14 W45 S14\$											
S16\$ S13\$ W15\$ N43\$.											