RIVER PLANTATION ESTATES
BLOCK A LOT 29
OR 81 P 214, 482 OR 90 P 108

GEERS WILLIAM F JR/CHIU-GEERS CHRISTINE
466 RIVER PLANTATION RD
CRAWFORDVILLE, FL 32327

2024

20-3S-01E-154-05398-A29

BUILDING CHARACTERISTICS

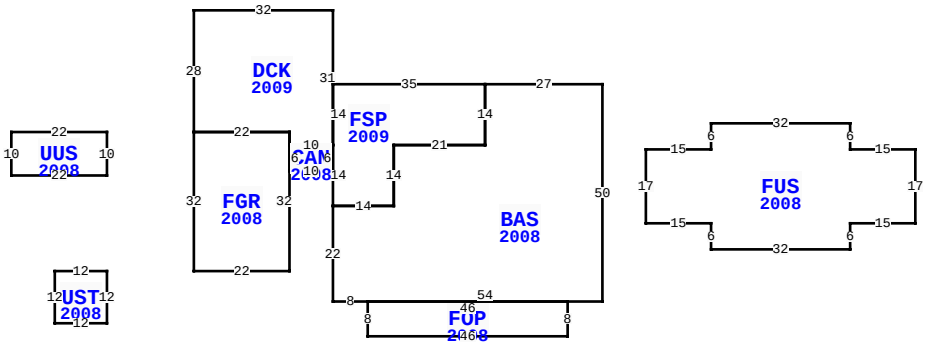
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		3 100
Story Height		0 100
Stories	2.	2. 100
Fireplace	01	FIREPLACE 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	2,414	100	2008	2,414	335,506
CAN	60	30	2008	18	2,502
DCK	926	10	2009	93	12,925
FGR	704	50	2008	352	48,923
FOP	368	30	2008	110	15,288
FSP	686	55	2009	377	52,397
FUS	1,438	100	2008	1,438	199,858
UST	144	45	2008	65	9,034
UUS	220	50	2008	110	15,288
TOTALS	6,960			4,977	691,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,977	118.7000	163.51	813,789	2008	2008	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2015 Heated Area: 3852 HX Base Yr 2015



466 RIVER PLANTATION RD, CRAWFORDVILLE

BLD DATE	05/01/2019	RTSS	LGL DATE		
XF DATE	05/01/2019	RTSS	LAND DATE	05/01/2019	RTSS
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	691,721
TOTAL MARKET OB/XF VALUE	21,356
TOTAL LAND VALUE - MARKET	145,000
TOTAL MARKET VALUE	858,077
SOH/AGL Deduction	229,080
ASSESSED VALUE	628,997
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	578,997
TOTAL JUST VALUE	858,077
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	824,690

PU PERMIT, PU FL DOCK, RECONST EXIST BOAT DOCK
5 YR PRCL CK, N/C
ADD HX FOR 2015
PRCL:0:5: FOR 2014 ROLL FOR LICITRA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-000158	DOCK & REPAIR BOA		02/28/2022
15000240	MECH	0	03/30/2015
2007820	SFD-CO	0	06/05/2007
30939	DOCK	0	10/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0943/0085	6/02/2014	WD	Q	I	01	600,000
GRANTOR: LICITRA RONALD & ROBI						
GRANTEE: GEERS WILLIAM F JR						
0747/0209	2/27/2008	QC	Q	V	02	100
GRANTOR: ROBIDA DIANE DOROTHY						
GRANTEE: LICITRA RONALD & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W27 S14 W21 S14 W14 S22 E8 E54 N50 $
FUS=[YR=2008;ORIG=10,15] S17 E15 S6 E32 N6 E15 N17 W15 N6 W32 S6 W15 $
DCK=[YR=2009;ORIG=-62,14] N31 W32 S28 E22 S3 E10 $
FGR=[YR=2008;ORIG=-94,11] S32 E22 N32 W22 $
FSP=[YR=2009;ORIG=-27,0] W35 S14 S14 E14 N14 E21 N14 $
FOP=[YR=2008;ORIG=-54,50] S8 E46 N8 W46 $
UUS=[YR=2008;ORIG=-114,11] W22 S10 E22 N10 $
UST=[YR=2008;ORIG=-114,43] W12 S12 E12 N12 $
CAN=[YR=2008;ORIG=-72,14] S6 E10 N6 W10 $
PTR=[ORIG=-94,11] W20 E20 $
PTR=[ORIG=-94,43] W20 E20 $

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	100	523	4	2,092.00	SF	21.75	21.75	100	2003	2003	3	21	9,555	
2	0330	BOAT SHED	0	100	12	24	288.00	SF	27.19	27.19	100	2003	2003	EX	100	7,830	
3	0250	ASPHALT AV	0	100	0	0	2,686.00	SF	2.90	2.90	100	2008	2008	3	34	2,648	
5	0375	WOOD WALK	0	100	26	6	156.00	SF	21.75	21.75	100	2009	2009	3	39	1,323	

LAND DESCRIPTION

TOTAL OB/XF 21,356

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							

REVIEW DATE 03/11/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 06/10/2026 BY SYS