RIVER PLANTATION ESTATES
BLOCK A LOT 33
OR 81 P 214, 482 OR 90 P 108

JESTER BENJAMIN
741 N BROAD ST
CAIRO, GA 39828

2024

20-3S-01E-154-05398-A33

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RIVER PLANTATION RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	145,000
TOTAL MARKET VALUE	145,000
SOH/AGL Deduction	0
ASSESSED VALUE	145,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,000
TOTAL JUST VALUE	145,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,000

COA PER USPS FORM 3547

5 YR PRCL CK, N/C

ADD CHG PER JANE VIA PHONE 8645091003

5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1314/0348	5/26/2023	WD	Q	V	01	200,000
GRANTOR: LION INVESTMENT HOLDI						
GRANTEE: JESTER BENJAMIN						
1198/0587	3/11/2021	WD	Q	V	01	150,000
GRANTOR: LEGETTE JANE L						
GRANTEE: LION INVESTMENT HOL						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000130	C	SFR WATER	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							

REVIEW DATE 05/01/2019 BY RTSS Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 04/22/2026 BY SYS