RIVER PLANTATION ESTATES
BLOCK A LOT 34
OR 81 P 214, 482 & OR 90 P 108

WRIGHT DAVID MARTIN
15596 INTERSTATE 45 S APT 201
CONROE, TX 77384-4136

2024

20-3S-01E-154-05398-A34

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISCELLANEOUS	
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	05/01/2019 RTSS	LAND DATE	05/01/2019 RTSS
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	20,069
TOTAL LAND VALUE - MARKET	145,000
TOTAL MARKET VALUE	165,069
SOH/AGL Deduction	11,203
ASSESSED VALUE	153,866
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,866
TOTAL JUST VALUE	165,069
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,878

2023 TRIM RETURNED COA

JS PRMT CK, PU XFOBS, DEMO XFOB. CC03/2022

COA PER USPS FORM 3547 - TOWN UPDATED

COA PER NCOA REPORT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001189	DOCK-CC	0	01/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1148/0578	4/23/2020	WD	Q	V	01	112,500
GRANTOR: KEVIN R TRUSTEE OF RE						
GRANTEE: WRIGHT DAVID MARTIN						
1148/0577	3/24/2020	QC	U	V	11	100
GRANTOR: CLEWIS KEVIN R						
GRANTEE: CLEWIS KEVIN R TRUS						

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
1	0375	WOOD WALK	0	0	0	0	782.00	SF	21.75	21.75	100	1991	1991	3	20	3,402	
2	0350	BOATDOCK A	0	0	30	10	300.00	SF	38.28	38.28	100	2022	2022	GD	97	11,139	
3	0960	SCREEN ROO	0	0	20	9	180.00	SF	30.45	30.45	100	2022	2022	3	98	5,371	
4	0360	BOATDOCK F	0	0	9	4	36.00	SF	21.75	21.75	100	1995	1995	3	20	157	

LAND DESCRIPTION

TOTAL OB/XF 20,069

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	000700	C	MISC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							

REVIEW DATE 09/15/2022 BY JSLA Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 06/10/2026 BY SYS