

ELEMENT		CD	CONSTRUCTION		
Foundation	00	N/A	100		
Frame	03	MASONRY	100		
Exterior Wall	02	WALL BOARD	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			4 100		
Story Height			0 100		
Stories	1.5		1.5 100		
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	2,296	100	1993	2,296	119,612
FCP	528	25	2002	132	6,877
FOP	16	30	1993	5	260
FOP	704	30	1993	211	10,992
FSP	400	55	2002	220	11,461
FUS	336	100	1993	336	17,504
SPC	1,824	20	1999	365	19,015
UGR	384	40	2002	154	8,023
TOTALS	6,488			3,719	193,745

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,719	94.5500	130.24	484,363	1993	1993	0	0	60.00	40.00
1 SINGLE FAM 100% - 0 Heated Area: 2632 HX Base Yr											

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE				193,745		
TOTAL MARKET OB/XF VALUE				31,582		
TOTAL LAND VALUE - MARKET				145,000		
TOTAL MARKET VALUE				370,327		
SOH/AGL Deduction				79,688		
ASSESSED VALUE				290,639		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				240,639		
TOTAL JUST VALUE				370,327		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				341,240		
5 YR PRCL CK, N/C						
XFOB LN 11, DEL SPCD XFOB LN 3, CHG LAND CODE						
CORR BATHS & QUAL, CORR DIMENS XFOB LN 6, PU						
5 YR PRCL CH, PU CORR TRAV, PU FNDN & FRME,						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2014400	RE-ROOF	0	05/20/2014			
29259	REMODEL SF	0	07/17/2002			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1008/0839	11/20/2015	QC	U	I	30	100
GRANTOR: CLEWIS ROBIN S						
GRANTEE: CLEWIS KEVIN R						
0511/0325	10/29/2003	QC	U	I		100
GRANTOR: CLEWIS						
GRANTEE: CLEWIS						
BUILDING NOTES						
BUILDING DIMENSIONS						
FSP=[YR=2002] W50 S8 E50 BAS=[YR=1993] W50 PTR=W10						
FUS=[YR=1993] S14 W4 S6 W14 N20 E18\$ E10\$ S32 FOP=[YR=1993]						
S28 E50 N26 W8 S18 W34 N20 W8\$ E8 S20 E34 N18 E8 N12						
FOP=[YR=1993] E4 N4 W4 S4\$ N22\$ PTR=E14 FCP=[YR=2002] S24 E22						
UGR=[YR=2002] E16 N24 W16 S24\$ N24 W22\$ W14\$ N8\$						
SPC=[YR=1999] N48 W38 S48 E38\$.						

EXTRA FEATURES															556 RIVER PLANTATION RD, CRAWFORDVILLE		
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	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,885.00	1,885.00	100	1993	1993	3	50	943	
2	0210	CONCRETE D	0	100	0	0	2,528.00	SF	8.70	8.70	100	1993	1993	3	20	4,399	
3	0375	WOOD WALK	0	100	806	4	3,224.00	SF	21.75	21.75	100	1993	1993	3	20	14,024	
4	0211	CONCRETE W	0	100	0	0	1,180.00	SF	8.70	8.70	100	1999	1999	3	20	2,053	
5	0230	POOL, CONCR	0	100	12	32	384.00	SF	94.25	94.25	100	1999	1999	3	20	7,238	
6	0375	WOOD WALK	0	100	80	4	320.00	SF	21.75	21.75	100	2000	2000	3	20	1,392	
7	0211	CONCRETE W	0	100	33	3	99.00	SF	8.70	8.70	100	2000	2000	3	20	172	
8	0211	CONCRETE W	0	100	39	4	156.00	SF	8.70	8.70	100	2000	2000	3	20	271	
9	0060	DECK WOOD	0	100	11	16	176.00	SF	7.25	7.25	100	2000	2000	3	20	255	
10	0370	BOATDOCK P	0	100	10	16	160.00	SF	17.40	17.40	100	2000	2000	3	20	557	

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							

RIVER PLANTATION ESTATES
 BLOCK A LOT 35
 OR 81 P 214,482 OR 90 P 108

CLEWIS KEVIN R
 556 RIVER PLANTATION RD
 CRAWFORDVILLE, FL 32327-9448

2024

20-3S-01E-154-05398-A35


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																											
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11	0371	FLOATING D	0	100	6	8		29.00	29.00	100	1993	1993	3	20	278																																
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REVIEW DATE 05/01/2019 BY RTSS Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 06/10/2026 BY SYS																																															