



ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	12	WOOD FRAME 100
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,293	114.0000	108.30	248,332	1992	1992	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 0 Heated Area: 1847 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	171,349		
TOTAL MARKET OB/XF VALUE	14,915		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	231,264		
SOH/AGL Deduction	77,683		
ASSESSED VALUE	153,581		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	103,581		
TOTAL JUST VALUE	231,264		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	233,976		
5 YEAR PRCL CH, N/C			
5 YR PRCL CH, N/C			
LN 2, PU XFOB LN 3-8, PU FNDN & FRME			
5 YR PRCL CH, CHG SF XFOB LN 1, CHG CODE XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000367	RE-ROOF-CO	0	04/18/2016
18179	N/A	0	02/18/1994

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,847	100	1993	1,847	138,021
FGR	576	50	1993	288	21,521
FOP	25	30	1993	8	598
FOP	60	30	1993	18	1,345
FSP	240	55	1993	132	9,864
TOTALS	2,748			2,293	171,349

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0190/0645	4/01/1992	WD	U	V		18,000
GRANTOR:						
GRANTEE:						
0126/0914	12/01/1986	WD	U	V		464,000
GRANTOR:						
GRANTEE:						

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	0210	CONCRETE D	0	100	0	0	1,981.00	SF	6.00	6.00	100	1992	1992	3	20	2,377	
2	0170	GARAGE UNF	0	100	24	36	864.00	SF	25.00	25.00	100	1996	1996	3	53	11,448	
3	0055	PORTABLE C	0	100	24	12	288.00	SF	3.00	3.00	100	1997	1997	3	20	173	
4	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1997	1997	3	54	702	
5	0210	CONCRETE D	0	100	12	4	48.00	SF	6.00	6.00	100	1997	1997	3	20	58	
6	0211	CONCRETE W	0	100	51	2	102.00	SF	6.00	6.00	100	1997	1997	3	20	122	
7	0211	CONCRETE W	0	100	10	2	20.00	SF	6.00	6.00	100	1997	1997	3	20	24	
8	0211	CONCRETE W	0	100	3	3	9.00	SF	6.00	6.00	100	1997	1997	3	20	11	

EXTRA FEATURES											
449 RIVER PLANTATION RD, CRAWFORDVILLE											
BLD DATE	04/22/2010	KLSR	LGL DATE	04/07/2010	JBBH						
XF DATE	04/22/2010	KLSR	LAND DATE								
INC DATE			AG DATE								
TOTAL OB/XF						14,915					

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=1993] W6 FSP=[YR=1993] W24 S10 E24 N10 \$ S10 E6											
FGR=[YR=1993] W24 BAS=[YR=1993] W6 N10 W36 S34 E14 S14 E8											
FOP=[YR=1993] E5 N5 W5 S5 \$ N5 E5 S5 E23 N14W8 N24 \$ S24 E24 N24 \$ N10 \$.											

LAND DESCRIPTION												TOTAL OB/XF												14,915				
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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000											