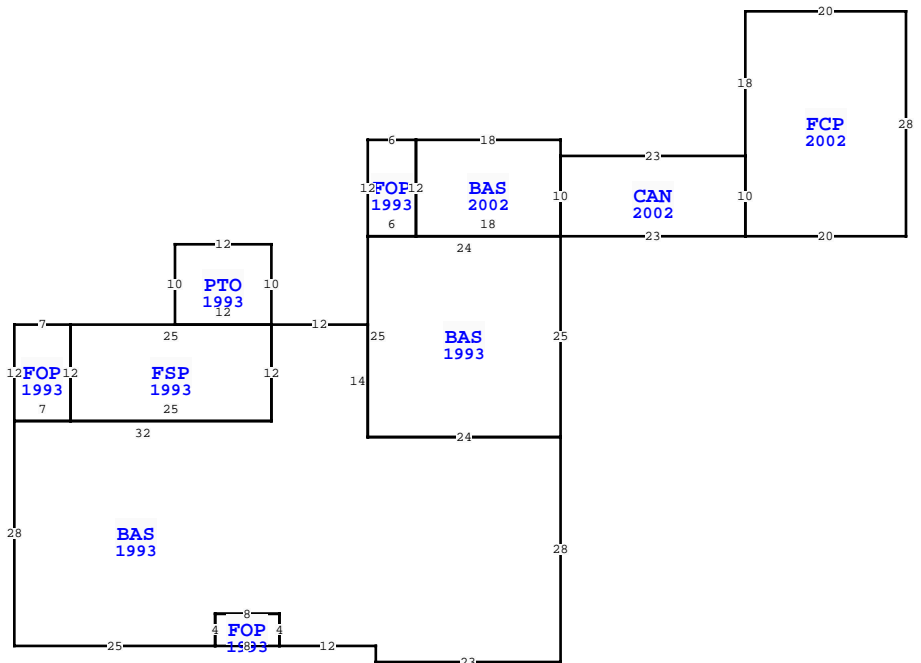


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 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	3,267	102.0000	96.90	316,572	1992	1992	0	0	31.00	69.00		
1 SINGLE FAM 100% - 2021 Heated Area: 2830 HX Base Yr 2021													



NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	40,117
BAS	2,014	100	1993	2,014	134,658
BAS	216	100	2002	216	14,442
CAN	230	30	2002	69	4,613
FCP	560	25	2002	140	9,361
FOP	32	30	1993	10	669
FOP	72	30	1993	22	1,471
FOP	84	30	1993	25	1,672
FSP	300	55	1993	165	11,032
PTO	120	5	1993	6	401
TOTALS	4,228			3,267	218,435

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			218,435	
TOTAL MARKET OB/XF VALUE			4,120	
TOTAL LAND VALUE - MARKET			45,000	
TOTAL MARKET VALUE			267,555	
SOH/AGL Deduction			10,392	
ASSESSED VALUE			257,163	
TOTAL EXEMPTION VALUE			50,000	
BASE TAXABLE VALUE			207,163	
TOTAL JUST VALUE			267,555	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			270,671	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1143/0135	3/06/2020	WD Q	Q	I	01	252,500

EXTRA FEATURES																
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	0140	FIRE PLACE	0	100	0	1.00	UT	1,900.00	1,900.00	100	1992	1992	3	49	931	
2	0210	CONCRETE D	0	100	0	2,366.00	SF	6.00	6.00	100	1993	1993	3	20	2,839	
3	0060	DECK WOOD	0	100	8	96.00	SF	5.00	5.00	100	1993	1993	3	20	96	
4	0211	CONCRETE W	0	100	53	212.00	SF	6.00	6.00	100	1993	1993	3	20	254	

TOTAL OB/XF														4,120				
469 RIVER PLANTATION RD, CRAWFORDVILLE														BLD DATE	05/08/2018	RTSS	LGL DATE	
														XF DATE	05/08/2018	RTSS	LAND DATE	04/07/2010
														INC DATE			AG DATE	

GRANTOR: POPPELL LIMON, BRENDA						
GRANTEE: COLE RODNEY & SHEILA						
0888/0120	8/31/2012	WD Q	Q	I	01	142,500
GRANTOR: BURTON LELAND L & NAN						
GRANTEE: POPPELL LIMON, BREN						

BUILDING NOTES													
BUILDING DIMENSIONS													
FCP=[YR=2002] W20 S18 CAN=[YR=2002] W23 BAS=[YR=2002] N2 W18													
FOP=[YR=1993] W6 S12 E6 N12\$ S12 E18 N10\$ S10 BAS=[YR=1993]													
W24 S25 E24 BAS=[YR=1993] W24 N14 W12 PTO=[YR=1993] N10 W12													
S10 E12\$ FSP=[YR=1993] W25 FOP=[YR=1993] W7 S12 E7 N12\$ S12													
E25 N12\$ S12 W32 S28 E25 FOP=[YR=1993] E8 N4 W8 S4\$ N4 E8 S4													
E12 S2 E23 N28 \$ N25\$ E23 N10\$ S10 E20 N28\$.													

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	DPHT 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							