

RIVER PLANTATION ESTATES
 BLOCK B LOT 29 OR 81 P 214
 OR 81 P 482 OR 90 P 108

KILINSKI CARYL SUE
 561 RIVER PLANTATION RD
 CRAWFORDVILLE, FL 32327

2024

20-3S-01E-154-05398-B29

ELEMENT		CD	CONSTRUCTION
Foundation	03	CONCR	STEM 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	09	PINE WOOD	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
Quality	08	FAIR	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	12
NEIGHBORHOOD/LOC	154.10		1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,572	100	1993
DCK	360	10	1993
DCK	150	10	2008
FCP	360	25	1993
FGR	360	50	1993
FOP	12	30	1993
TOTALS	2,814		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023		181,657	1991	1991	0	0	32.00	68.00
Heated Area: 1572 HX Base Yr 2023											
BLD DATE	05/01/2017	RTJ/T	LGL DATE	04/07/2010	JBBH						
XF DATE	05/01/2017	RTJ/T	LAND DATE								
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			123,527
TOTAL MARKET OB/XF VALUE			4,157
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			172,684
SOH/AGL Deduction			160
ASSESSED VALUE			172,524
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			122,524
TOTAL JUST VALUE			172,684
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			174,605
OWNER PHONE CALL; COPY OF TRIM MAILED.			
MAIL ADDR UPDATED TO HOMESTEAD ADDR PER			
5YR CK JS PU XFOB			
PORT FROM 05748-001 KILINSKI			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000290	MECH-CO	0	05/23/2019
19000644	SHED-CO	0	04/17/2019
20061856	VINYL SIDING	0	11/21/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1182/0231	12/02/2020	WD Q	Q	I	01	256,900
GRANTOR: THOMAS JEFFREY J & B						
1097/0260	12/28/2018	WD Q	Q	I	01	193,000
GRANTOR: REGISTER CANDACE LEA						
GRANTEE: THOMAS JEFFREY J &						

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	1991	1991	3	48	912			
2	0210	CONCRETE D	0	100	0	200.00	SF	6.00	6.00	100	1991	1991	3	20	240			
3	0210	CONCRETE D	0	100	0	824.00	SF	6.00	6.00	100	1998	1998	3	20	989			
4	0211	CONCRETE W	0	100	50	150.00	SF	6.00	6.00	100	1998	1998	3	20	180			
5	0620	WOOD UTL B	0	100	24	360.00	SF	6.00	6.00	100	2019	2019	3	85	1,836			
TOTALS												2,814		1,897	123,527			

BUILDING NOTES			
561 RIVER PLANTATION RD, CRAWFORDVILLE			

BUILDING DIMENSIONS			
DCK=[YR=2008] W8 N3 W18 S3 E14 BAS=[YR=1993] W14			
DCK=[YR=1993] N12 W30 S12 E30\$ W30 FCP=[YR=1993] W20 S18 E20			
N18\$ S18 FGR=[YR=1993] W20 S18 E20 N18\$ S18 E12 FOP=[YR=1993] E4 N3 W4 S3\$ N3 E4 S3 E28 N36\$ S8 E12 N8\$.			

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	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							