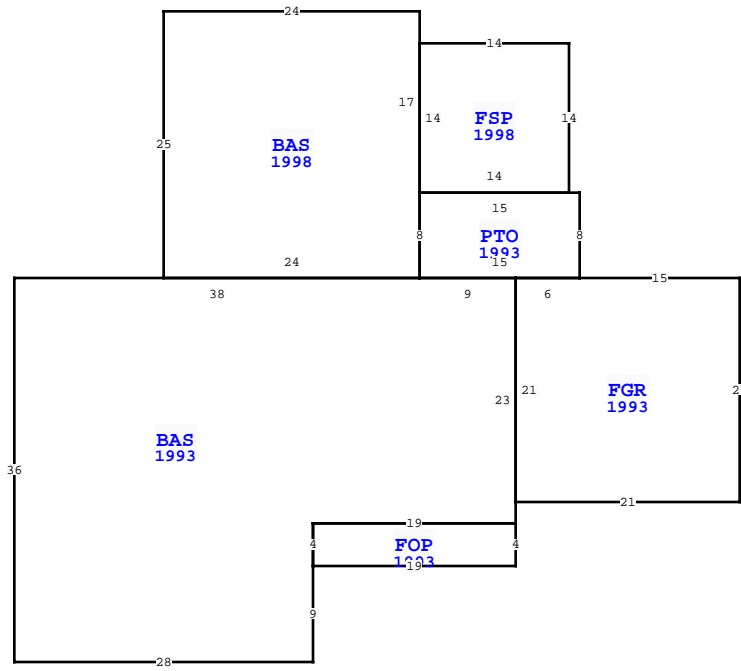


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Heating Type	04	AIR 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	03	AVERAGE	
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	1,445	100	1993
BAS	600	100	1998
FGR	441	50	1993
FOP	76	30	1993
FSP	196	55	1998
PTO	120	5	1993
TOTALS	2,878		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,402	113.5000	107.82	258,984	1988	1988		0	0	35.00
1 SINGLE FAM 100% - 2019 Heated Area: 2045 HX Base Yr 2019											



EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0140	FIRE PLACE	1,900.00
2	0210	CONCRETE D	6.00
3	0210	CONCRETE D	6.00
4	0211	CONCRETE W	6.00
5	0211	CONCRETE W	6.00
6	0211	CONCRETE W	6.00
7	0030	BARN, POLE	9.00
8	0940	OPEN SHED	4.00
9	0940	OPEN SHED	4.00
10	1000	COOLER	2,500.00

TOTAL OB/XF											
17,683											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	
2	009905	C	ACREAGE	100			0.00	0.00	13.00	AC	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			176,063
TOTAL MARKET OB/XF VALUE			17,683
TOTAL LAND VALUE - MARKET			142,500
TOTAL MARKET VALUE			336,246
SOH/AGL Deduction			136,769
ASSESSED VALUE			199,477
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			149,477
TOTAL JUST VALUE			336,246
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,754

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1087/0323	9/21/2018	WD Q	I 01
GRANTOR: WAKULLA RIVER PLANTAT			SALE PRICE
GRANTEE: MCCORD JAMES EDWARD			
0992/0327	2/11/2016	WD U	I 30
GRANTOR: BEACHLER JULIE S			100
GRANTEE: WAKULLA RIVER PLANT			

BUILDING NOTES			
591 RIVER PLANTATION RD, CRAWFORDVILLE			

BUILDING DIMENSIONS			
FGR=[YR=1993] W15 PTO=[YR=1993] N8 W15 S8 E15\$ W6			
BAS=[YR=1993] W9 BAS=[YR=1998] N8 FSP=[YR=1998] E14 N14 W14			
S14\$ N17 W24 S25 E24\$ W38 S36 E28 N9 FOP=[YR=1993] E19 N4 W19			
S4\$ N4 E19 N23\$ S21 E21 N21\$.			

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							
2	009905	C	ACREAGE	100			0.00	0.00	13.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	97,500							

RIVER PLANTATION ESTATES  
 BLOCK B LOT 31 ALSO  
 13 AC LOCATED ON EAST SIDE OF

MCCORD JAMES EDWARD JR/MCCORD CHELSEA  
 591 RIVER PLANTATION RD  
 CRAWFORDVILLE, FL 32327

**2024**

20-3S-01E-154-05398-B31

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 100		
Frame	02		WOOD FRAME 100		
Exterior Wall	08		WD ON PLY 100		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	01		MINIMUM 100		
Interior Wall	07		NONE 80		
Interior Wall	04		PLYWOOD 20		
Interior Floo	01		NONE 80		
Interior Floo	03		CONC FINSH 20		
Heating Type	01		NONE 100		
Air Condition	02		WINDOW 100		
Story Height			0 100		
Stories			0 100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
PTO	100	5	1994	5	73
UCP	240	20	1993	48	696
UCP	240	20	1993	48	696
UOP	130	20	2022	26	377
UST	240	45	1994	108	1,565
UST	480	45	1994	216	3,130
UST	182	45	2022	82	1,188
TOTALS	1,612			533	7,723

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WKSHP/BARN	100%	- 2019		Heated Area: 0					HX Base Yr 2019	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			176,063
TOTAL MARKET OB/XF VALUE			17,683
TOTAL LAND VALUE - MARKET			142,500
TOTAL MARKET VALUE			336,246
SOH/AGL Deduction			136,769
ASSESSED VALUE			199,477
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			149,477
TOTAL JUST VALUE			336,246
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,754
ADD PORT/TRANSFR HX FROM 04951-001 FOR 2019			
2018 TRIM RET'D NOT DELIVERABLE UTF			
5 YR PRCL CH, CORR RCVR & FLOOR			
FWD ADD. USPO FORM 3547			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1087/0323	9/21/2018	WD Q	Q	I	01	305,000
GRANTOR: WAKULLA RIVER PLANTAT						
GRANTEE: MCCORD JAMES EDWARD						
0992/0327	2/11/2016	WD U	U	I	30	100
GRANTOR: BEACHLER JULIE S						
GRANTEE: WAKULLA RIVER PLANT						

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

BLD DATE		11/27/2018	RTSR	LGL DATE	04/07/2010	JBBH
XF DATE	05/10/2016	FRSR		LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES											
UCP=[YR=1993] W10 UST=[YR=1994] W10 UCP=[YR=1993] W10											
UST=[YR=1994] W20 UST=[YR=2022] W13 S14 E13 UOP=[YR=2022]											
W13 S10 E13 N10\$ N14\$ S24 E10 PTO=[YR=1994] S10 E10 N10 W10\$											
E10 N24\$ S24 E10 N24\$ S24 E10 N24\$ S24 E10 N24\$.											

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV