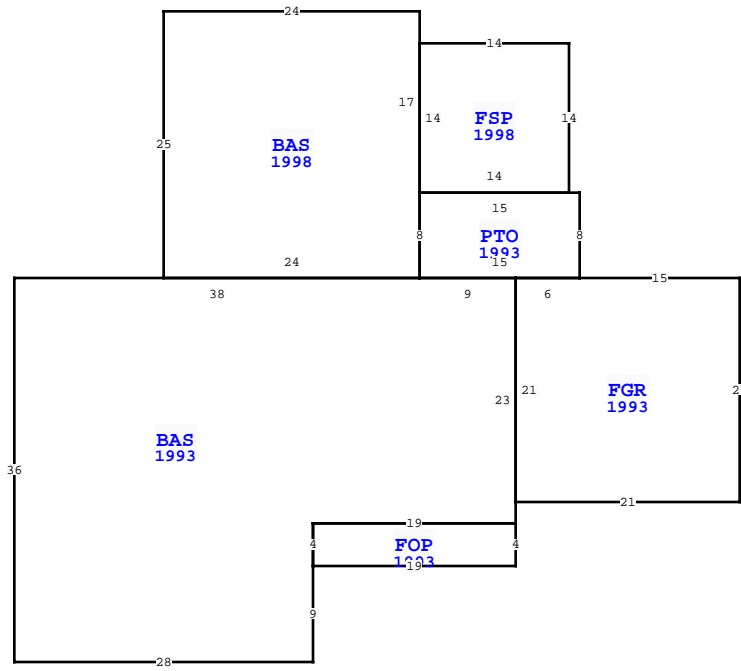


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Heating Type	04	AIR 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	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	1988	1988	3	45	855	
2	0210		CONCRETE D	0	100	186	10	SF	6.00	6.00	100	1994	1994	3	20	2,232	
3	0210		CONCRETE D	0	100	37	22	SF	6.00	6.00	100	1994	1994	3	20	977	
4	0211		CONCRETE W	0	100	52	3	SF	6.00	6.00	100	1994	1994	3	20	187	
5	0211		CONCRETE W	0	100	6	8	SF	6.00	6.00	100	1994	1994	3	20	58	
6	0211		CONCRETE W	0	100	3	15	SF	6.00	6.00	100	1994	1994	3	20	54	
7	0030		BARN, POLE	0	100	36	24	SF	9.00	9.00	100	2022	2022	3	97	7,543	
8	0940		OPEN SHED	0	100	36	12	SF	4.00	4.00	100	2022	2022	3	97	1,676	
9	0940		OPEN SHED	0	100	36	12	SF	4.00	4.00	100	2022	2022	3	97	1,676	
10	1000		COOLER	0	100	8	8	UT	2,500.00	2,500.00	100	2022	2022	3	97	2,425	

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											
5YR CK JS PU XFOB X4 PU UST UOP TRAV											
2022 AG REMOVED NO RETURN CARD											
2021 AG RENEW W/O CARD											
MCCORD											
PERMIT NUM	DESCRIPTION	AMT	ISSUED								
20101000	REROOF-CO	0	10/04/2010								
023252	ADDIT	0	02/20/1998								
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	I	30	100						
GRANTOR: BEACHLER JULIE S											
GRANTEE: WAKULLA RIVER PLANT											
BUILDING NOTES											
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																								
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							

TOTAL OB/XF											
17,683											

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

BUILDING CHARACTERISTICS		
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	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
PTO	100	5
UCP	240	20
UCP	240	20
UOP	130	20
UST	240	45
UST	480	45
UST	182	45
TOTALS	1,612	533

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

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
591 RIVER PLANTATION RD, CRAWFORDVILLE											
TOTAL OB/XF 0											

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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

BUILDING DIMENSIONS											
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\$.											