RIVER PLANTATION ESTATES
BLOCK C LOT 6 UNIT II
OR 90 P 108 OR 118 P 167

VAUGHN RUSSELL/VAUGHN SONDRA
76 RIVER PLANTATION RD
CRAWFORDVILLE, FL 32327

2024

20-3S-01E-166-05398-C06

BUILDING CHARACTERISTICS

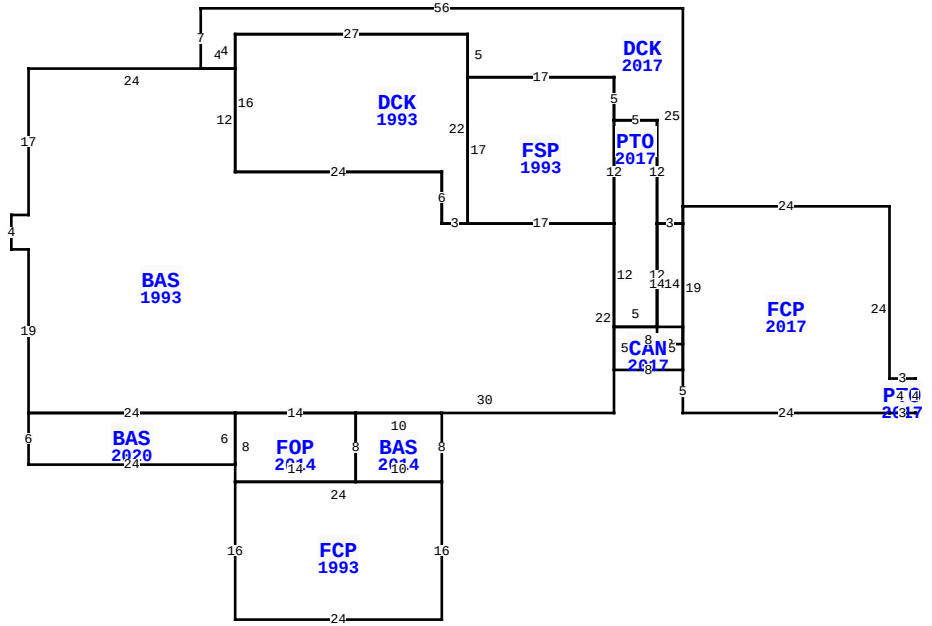
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	04	SINGLE SID 90
Exterior Wall	05	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR 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	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	1	MKT AREA 12
NEIGHBORHOOD/LOC	166.00	1.45/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	1993	2,080	160,547
BAS	80	100	2014	80	6,175
BAS	144	100	2020	144	11,115
CAN	40	30	2017	12	926
DCK	450	10	1993	45	3,473
DCK	385	10	2017	38	2,933
FCP	384	25	1993	96	7,410
FCP	576	25	2017	144	11,115
FOP	112	30	2014	34	2,624
FSP	289	55	1993	159	12,273
TOTALS	4,714			2,841	219,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,841	98.1000	135.13	383,904	1988	1988	0	0	0	42.88	57.12

1 SINGLE FAM 100% - 2004 Heated Area: 2304 HX Base Yr 2004



** This building has 12 Sub-Areas

76 RIVER PLANTATION RD, CRAWFORDVILLE

BLD DATE	01/20/2021	FRJT	LGL DATE		
XF DATE	01/20/2021	FRJT	LAND DATE	01/20/2021	FRJT
INC DATE			AG DATE		

EXTRA FEATURES

LN	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	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,885.00	1,885.00	100	1988	1988	3	45	848	
2	0375	WOOD WALK	0	100	3	400	1,200.00	SF	21.75	21.75	100	1988	1988	3	20	5,220	
3	0350	BOATDOCK A	0	100	6	24	144.00	SF	38.28	38.28	100	2005	2005	GD	24	1,323	
4	0625	PORT WD UT	0	100	8	10	80.00	SF	8.70	8.70	100	2006	2006	3	27	188	
5	0620	WOOD UTL B	0	100	14	28	392.00	SF	8.70	8.70	100	2014	2014	3	62	2,114	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		243,385
TOTAL MARKET OB/XF VALUE		9,693
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		398,078
SOH/AGL Deduction		63,009
ASSESSED VALUE		335,069
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		285,069
TOTAL JUST VALUE		398,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,156

AND BLDG FEATURES FROM CARD 2.
ENTERED; PU SECOND BLDG, ADDED PLOT
CARD 2 THAT WAS OVERLOOKED AND NOT
VERIFIED 5YR PRCL CHECK; ADDED INFO FROM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000668	BOAT LIFT		08/06/2024
20000113	ADDITION-CO	0	06/18/2020
18000301	GARAGE	0	04/23/2018
17001488	ROOF OVER	0	11/17/2017
16001300	POLE BARN	0	01/10/2017
15001014	ROOF OVER	0	11/02/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0992/0830	2/18/2016	QC	U	I	30	76,600
GRANTOR: VAUGHN RUSSELL						
GRANTEE: VAUGHN RUSSELL & SO						
0449/0076	7/08/2002	WD	Q	I		235,000
GRANTOR: BEVIS JAMES A & SHERI						
GRANTEE: VAUGHN RUSSELL						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2017] W56 S7 E4 N4 E27 S5 E17 S5 E5 S12 E3
PTO=[YR=2017] W3 N12 W5 FSP=[YR=1993] N5 W17 S17 E17 N12$ S12
BAS=[YR=1993] W17 DCK=[YR=1993] N22 W27 S16 E24 S6 E3$ W3 N6
W24 N12 W24 S17 W2 S4 E2 S19 BAS=[YR=2020] S6 E24 N6 W24$ E24
FOP=[YR=2014] S8 FCP=[YR=1993] S16 E24 N16 W24$ E14 N8 W14$
E14 BAS=[YR=2014] S8 E10 N8 W10$ E30 N22$ S12 CAN=[YR=2017]
S5 E8 FCP=[YR=2017] S5 E24 PTO=[YR=2017] E3 N4 W3 S4$ N24 W24
S19$ N5 W8$ E5 N12 S14 E3 N14$ N25$.

LAND DESCRIPTION

TOTAL OB/XF 9,693

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							

REVIEW DATE 01/20/2021 BY FRJT Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 04/08/2026 BY SYS

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BLOCK C LOT 6 UNIT II
OR 90 P 108 OR 118 P 167

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Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Heating Type	01	NONE 100
Air Condition	01	NONE 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

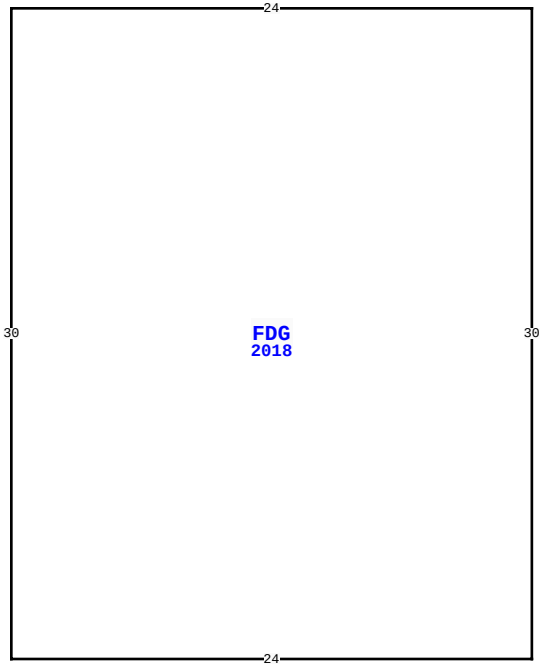
NEIGHBORHOOD/LOC 166.00 1.45/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FDG	720	60	2018	432	24,099
TOTALS	720			432	24,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0160	01	432	81.0000	58.72	25,367	2018	2018	0	0	0	5.00	95.00

2 SFR FGR 100% - 2004 Heated Area: 0 HX Base Yr 2004



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WAKULLA COUNTY PROPERTY

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TOTAL JUST VALUE		398,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,156

CORRECT BLDG TYPE CODE
5 YR PRCL CK, CHG TRAVERSE, DEL XFOB LN 6
5 YR PRCL CH, PU XFOB LN 6
LN 5

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31516	DOCK	0	03/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: BEVIS JAMES A & SHERI						
GRANTEE: VAUGHN RUSSELL						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2018] W24 S30 E24 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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