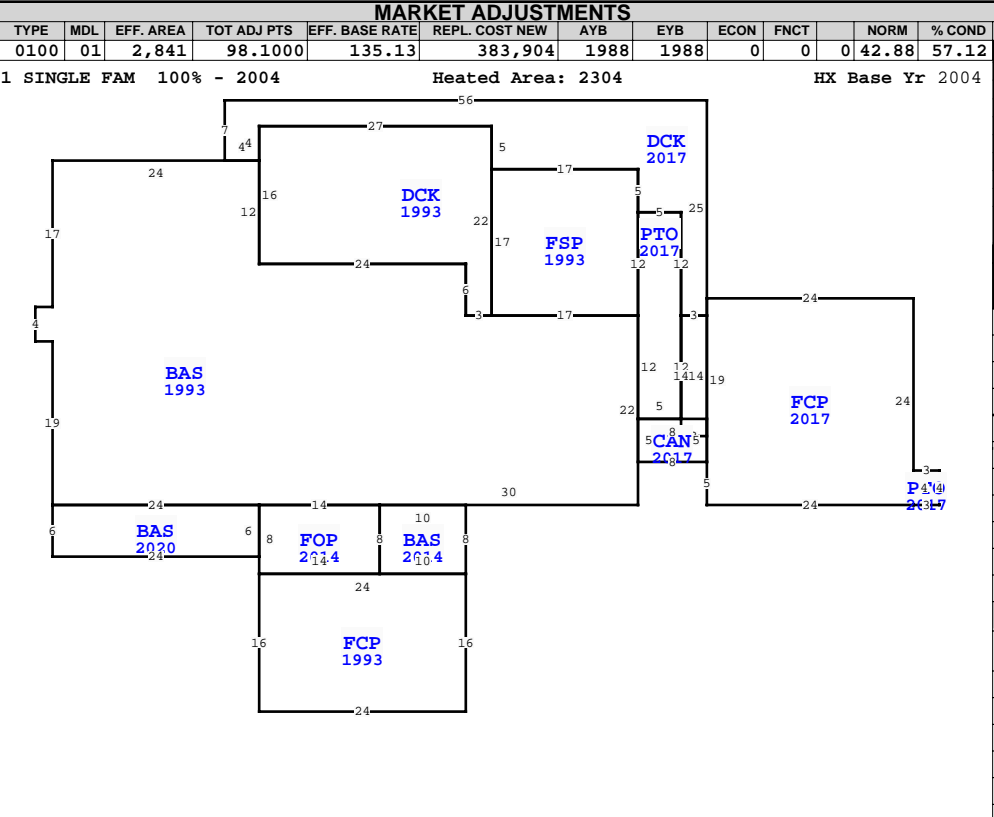




ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	04	SINGLE SID 90
Exterior Wall	05	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100



** This building has 12 Sub-Areas

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

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

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	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

76 RIVER PLANTATION RD, CRAWFORDVILLE																									
TOTAL OB/XF 9,693																									
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	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							

WAKULLA COUNTY PROPERTY			
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

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

BUILDING NOTES						
GRANTEE: VAUGHN RUSSELL						
GRANTEE: VAUGHN RUSSELL & SO						
0449/0076	7/08/2002	WD	Q	I		235,000
GRANTEE: BEVIS JAMES A & SHERI						
GRANTEE: VAUGHN RUSSELL						

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 S3 W3 N6						
W24 N12 W24 S17 W2 S4 E2 S19 BAS=[YR=2020] S6 E24 N6 W24 S E24						
FOP=[YR=2014] S8 FCP=[YR=1993] S16 E24 N16 W24 S E14 N8 W14 S						
E14 BAS=[YR=2014] S8 E10 N8 W10 S E30 N22 S12 CAN=[YR=2017]						
S5 E8 FCP=[YR=2017] S5 E24 PTO=[YR=2017] E3 N4 W3 S4 S N24 W24						
S19 S N5 W8 S E5 N12 S14 E3 N14 S N25 S.						

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
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
FDG	720	60	2018
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	5.00	95.00															
2 SFR FGR 100% - 2004 Heated Area: 0 HX Base Yr 2004																										
<table border="1"> <tr> <td>BLD DATE</td> <td>01/20/2021</td> <td>FRJT</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>01/20/2021</td> <td>FRJT</td> <td>LAND DATE</td> <td>01/20/2021</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE	01/20/2021	FRJT	LGL DATE		XF DATE	01/20/2021	FRJT	LAND DATE	01/20/2021	INC DATE			AG DATE	
BLD DATE	01/20/2021	FRJT	LGL DATE																							
XF DATE	01/20/2021	FRJT	LAND DATE	01/20/2021																						
INC DATE			AG DATE																							

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
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		
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
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						
FDG=[YR=2018] W24 S30 E24 N30\$.						

EXTRA FEATURES												TOTAL OB/XF											
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							
76 RIVER PLANTATION RD, CRAWFORDVILLE												0											

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