

RIVER PLANTATION ESTATES  
BLK C LOT 9 UNIT II  
OR 90 P 108 OR 118 P 167

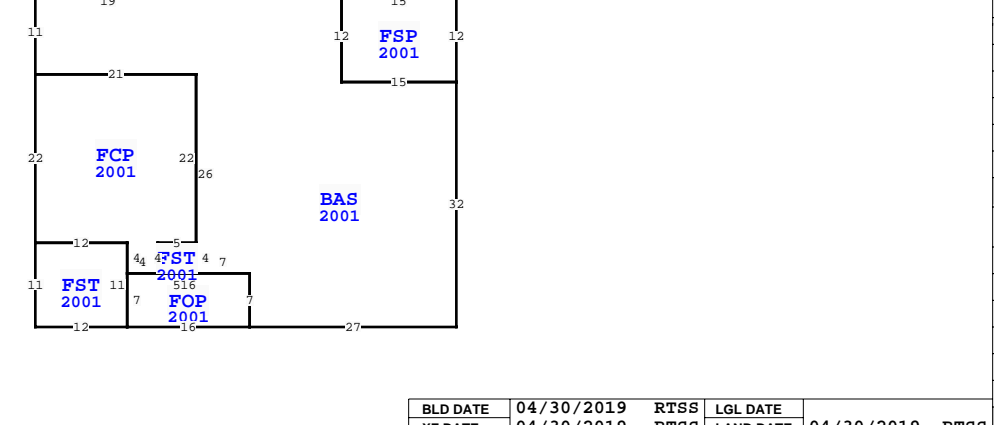
DARIUS THERESA  
112 RIVER PLANTATION RD  
CRAWFORDVILLE, FL 32327

**2024**

20-3S-01E-166-05398-C09

ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,089	117.0000	161.17	336,684	2001	2005	0	0	0	18.00	82.00	
1 SINGLE FAM 100% - 2018 Heated Area: 1498 HX Base Yr 2018													



Quality	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
03 AVERAGE	0100 SINGLE FAMILY	1 MKT AREA 12	166.00 1.45/	BAS	1,498	100	2001	1,498	197,975
				DCK	40	10	2001	4	529
				DCK	40	10	2001	4	529
				FCP	478	25	2001	120	15,859
				FOP	112	30	2001	34	4,494
				FSP	180	55	2001	99	13,084
				FSP	210	55	2001	116	15,331
				FST	20	55	2001	11	1,454
				FST	132	55	2001	73	9,647
				SPC	651	20	2001	130	17,181
TOTALS					3,361			2,089	276,081

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		276,081	
TOTAL MARKET OB/XF VALUE		23,959	
TOTAL LAND VALUE - MARKET		145,000	
TOTAL MARKET VALUE		445,040	
SOH/AGL Deduction		83,517	
ASSESSED VALUE		361,523	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		311,523	
TOTAL JUST VALUE		445,040	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		415,997	
BLDG COMPS. CC 09/2022			
JS PRMT CK, ADJ EYB 2001-2005 NEW			
5 YR PRCL CK, N/C			
TO FILE 2018 NEW OWNER POSTCARD MLD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000426	RPLC 5 DOORS-CC	0	09/06/2022
20000217	MECH	0	03/10/2020
19000233	DOOR-CO	0	05/07/2019
028158	POOL	0	08/31/2001
027364	HSE	0	01/17/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1059/0086	12/28/2017	WD	Q	I	01	360,000
GRANTOR: BARNES GRADY H & HAZE						
GRANTEE: DARIUS THERESA						
0796/0022	5/22/2009	WD	Q	I	01	370,000
GRANTOR: YOUNG PAUL & JANE						
GRANTEE: BARNES GRADY H & HA						

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	0211	CONCRETE W	0	100	0	0	403.00	SF	8.70	8.70	100	2001	2001	3	20	701	
2	0140	FIRE PLACE	0	100	0	0	1.00	UT	2,755.00	2,755.00	100	2001	2001	3	58	1,598	
3	0220	POOL VINYL	0	100	14	24	336.00	SF	87.00	87.00	100	2001	2001	3	40	11,693	
4	0955	PRIVACY FE	0	100	0	0	16.00	LF	21.75	21.75	100	2002	2002	3	0	0	
5	0211	CONCRETE W	0	100	17	3	51.00	SF	8.70	8.70	100	2002	2002	3	20	89	
6	0371	FLOATING D	0	100	20	4	80.00	SF	29.00	29.00	100	2003	2003	3	21	487	
7	0375	WOOD WALK	0	100	467	4	1,868.00	SF	21.75	21.75	100	2003	2003	3	21	8,532	
8	0360	BOATDOCK F	0	100	20	8	160.00	SF	21.75	21.75	100	2003	2003	3	21	731	
9	0375	WOOD WALK	0	100	14	2	28.00	SF	21.75	21.75	100	2003	2003	3	21	128	

BUILDING NOTES			
BLD DATE 04/30/2019 RTSS LGL DATE 04/30/2019 RTSS			
XF DATE 04/30/2019 RTSS LAND DATE 04/30/2019 RTSS			
INC DATE AG DATE			

BUILDING DIMENSIONS			
FSP=[YR=2001] W15 S12 E15 BAS=[YR=2001] W15 N12			
DCK=[YR=2001] E4 N10 W4 S10\$ FSP=[YR=2001] N10 SPC=[YR=2001]			
N31 W21 S31 E21\$ W21 S10 E21\$ W21 DCK=[YR=2001] N10 W4 S10			
E4\$ W19 S11 FCP=[YR=2001] S22 FST=[YR=2001] S11 E12 N11 W12\$			
E12 S4 FOP=[YR=2001] S7 E16 N7 W16\$ E4 FST=[YR=2001] N4 E5 S4			
W5 \$ N4 E5 N22 W21\$ E21 S26 E7 S7 E27 N32\$ N12\$.			

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	145,000.00	145,000.00	145,000							