

RIVER PLANTATION ESTATES
BLK D LOT 2 OR 90 P 108
OR 124 P 712 OR 237 P 216

FRITH SHENA
15 RIVER PLANTATION RD
CRAWFORDVILLE, FL 32327

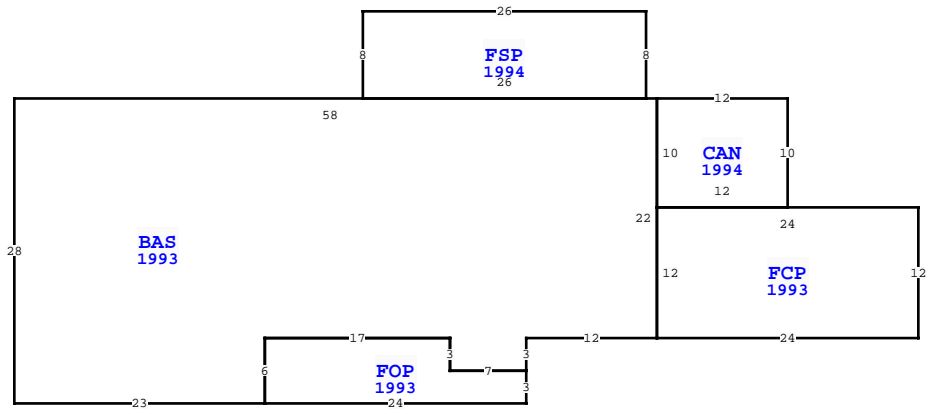
2024

20-3S-01E-166-05398-D02



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,716	112.1120	154.43	265,002	1987	1997	0	0	26.00	74.00		
1 SINGLE FAM 0% - 0 Heated Area: 1457 HX Base Yr													



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	0210	CONCRETE D	0	0	0		SF	8.70	100	1987	1987	3	20	3,617	
2	0140	FIRE PLACE	0	0	0		UT	2,755.00	100	1987	1987	3	44	1,212	
3	0700	PORT BLDG	0	0	8	10	SF	11.60	100	1994	1994	3	51	473	

TOTALS	2,196		1,716	196,101	15 RIVER PLANTATION RD, CRAWFORDVILLE									
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WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			196,101
TOTAL MARKET OB/XF VALUE			5,302
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			246,403
SOH/AGL Deduction			42,297
ASSESSED VALUE			204,106
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			204,106
TOTAL JUST VALUE			246,403
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			185,551

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1272/0363	6/08/2022	QC	U	I	11	100

GRANTOR: LEFEAVERS COY	GRANTEE: FRITH SHENA FKA LEF
1075/0835	5/11/2018 WD Q I 01 149,900
GRANTOR: MTGLQ INVESTORS, L.P.	GRANTEE: LEFEAVERS COY & SHA

BUILDING NOTES	
15 RIVER PLANTATION RD, CRAWFORDVILLE	

BUILDING DIMENSIONS	
CAN=[YR=1994] W12 BAS=[YR=1993] W1 FSP=[YR=1994] N8 W26 S8 E26\$ W58 S28 E23 FOP=[YR=1993] E24 N3 W7 N3 W17 S6\$ N6 E17 S3 E7 N3 E12 FCP=[YR=1993] E24 N12 W24 S12\$ N22\$ S10 E12 N10\$.	

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

TOTAL OB/XF																								
														5,302										