RIVER PLANTATION ESTATES
BLK D LOT 3 OR 90 P 108
OR 243 P 884 OR 271 P 697

MENDOZA JOSE ROBERTO/MENDOZA DORIS ANGELA
39 RIVER PLANTATION ROAD
CRAWFORDVILLE, FL 32327

2024

20-3S-01E-166-05398-D03

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		3.5 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

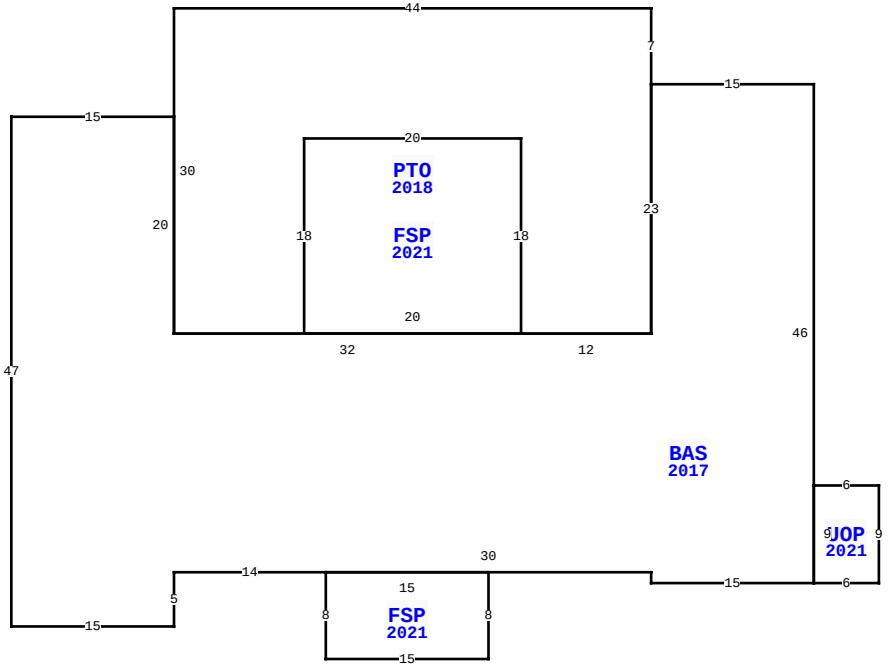
MAP NUM: 1 MKT AREA: 12
NEIGHBORHOOD/LOC: 166.00 1.45/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,363	100	2017	2,363	364,102
FSP	120	55	2021	66	10,170
FSP	360	55	2021	198	30,509
PTO	1,320	5	2018	66	10,170
UOP	54	20	2021	11	1,695
TOTALS	4,217			2,704	416,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,704	119.0000	163.92	443,240	2017	2017	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2018 Heated Area: 2363 HX Base Yr 2018



39 RIVER PLANTATION RD, CRAWFORDVILLE

BLD DATE	10/20/2021	FRFR	LGL DATE	
XF DATE	10/20/2021	FRFR	LAND DATE	10/20/2021 FRFR
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		416,646
TOTAL MARKET OB/XF VALUE		12,018
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		473,664
SOH/AGL Deduction		225,860
ASSESSED VALUE		247,804
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		197,804
TOTAL JUST VALUE		473,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,093

PU NEW TRAV,XFOB LN-5

5 YR PRCL CH, PU XFOB LN 4

SOH PORTED FROM LEON/2018/MENDOZA W 16 VALUES

5 YR PRCL CH, PU NEW SFD & XFOB LN 1-3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN21-00010	SCREEN ROOM-CC	0	05/28/2021
18000059	INSTALL SHED-CC	0	01/25/2018
17001059	POLE BARN-CC	0	08/11/2017
17000061	SFD-CO	0	01/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0992/0792	2/19/2016	WD	Q	V	01	29,500
GRANTOR: JIMENEZ DELVIS N/K/A						
GRANTEE: MENDOZA JOSE ROBERT						
0729/0555	9/05/2007	WD	Q	V		55,000
GRANTOR: CLEMENT JEROME TRUSTE						
GRANTEE: JIMENEZ DELVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 PTO=[YR=2018] N7 W44 S30 E44 N23$ S23 W12 FSP=[YR=2021] N18 W20 S18 E20$ W32 N20 W15 S47 E15 N5 E14 FSP=[YR=2021] S8 E15 N8 W15$ E30 S1 E15 UOP=[YR=2021] E6 N9 W6 S9$ N46$.

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	0211	CONCRETE W	0	100	52	4	208.00	SF	8.70	8.70	100	2017	2017	3	76	1,375	
2	0140	FIRE PLACE	0	100	0	0	1.00	UT	2,755.00	2,755.00	100	2017	2017	3	88	2,424	
3	0030	BARN,POLE	0	100	24	24	576.00	SF	13.05	13.05	100	2017	2017	3	76	5,713	
4	0625	PORT WD UT	0	100	20	18	360.00	SF	8.70	8.70	100	2018	2018	3	80	2,506	
5	0605	PORT VINYL	0	100	3	6	18.00	SF	0.00	0.00	100	2018	2018	3	80	0	

LAND DESCRIPTION

TOTAL OB/XF 12,018

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	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							

REVIEW DATE 10/20/2021 BY FRFR Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 04/08/2026 BY SYS