RIVER RIDGE
LOT 2

OR 1115 P 463

CORDELL MELANEY/CORDELL TERRY
4791 BLOXHAM CUTOFF RD
CRAWFORDVILLE, FL 32327

2024

23-3S-01E-392-05416-102

BUILDING CHARACTERISTICS

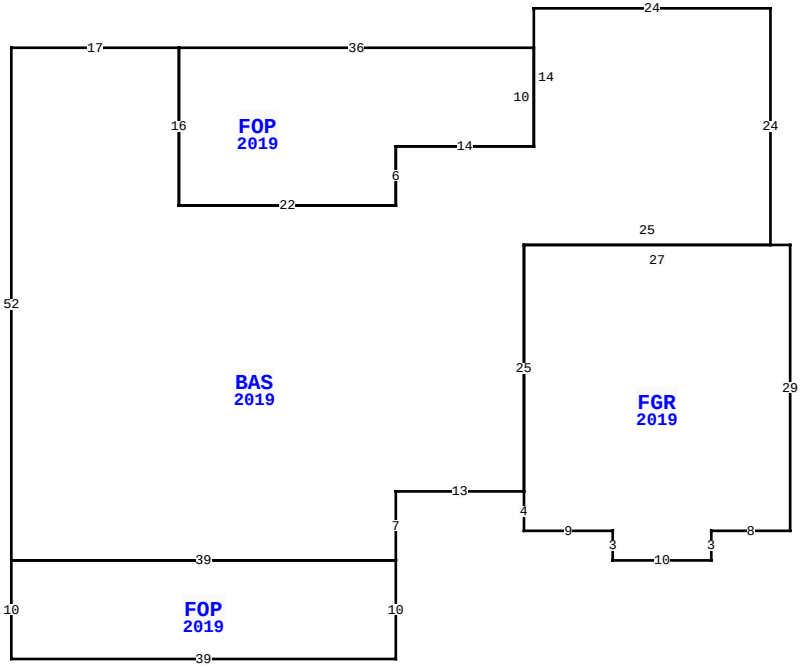
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		3.5 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	5000	IMPRVD AG RES
MAP NUM	1	MKT AREA 01
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,717	100	2019	2,717	290,906
FGR	813	50	2019	406	43,470
FOP	390	30	2019	117	12,527
FOP	492	30	2019	148	15,846
TOTALS	4,412			3,388	362,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,388	117.4000	111.53	377,864	2019	2019	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2020 Heated Area: 2717 HX Base Yr 2020



BLD DATE	07/24/2019 RTSR	LGL DATE	
XF DATE	07/24/2019 RTSR	LAND DATE	07/24/2019 RTSR
INC DATE		AG DATE	

4791 BLOXHAM CUTOFF RD, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	362,749
TOTAL MARKET OB/XF VALUE	57,690
TOTAL LAND VALUE - MARKET	176,618
TOTAL MARKET VALUE	448,151
SOH/AGL Deduction	96,997
ASSESSED VALUE	351,154
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	301,154
TOTAL JUST VALUE	597,057
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	442,041

2022 AG RENEWAL RECD

2021 AG RENEWAL REC'D

10223-B15 /2019 VALUES

ADD HX & PORT FOR 2020-CORDELL PORTED FROM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000178	ELECTRIC	0	02/28/2020
19001170	SWIM POOL-CO	0	08/15/2019
18001231	SFD-CO	0	12/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1115/0463	6/28/2019	WD	Q	I	01	489,000

GRANTOR: CAL CO CONSTRUCTION &

GRANTEE: CORDELL MELANEY & T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S14 FOP=[YR=2019] N10 W36 S16 E22 N6 E14$ W14 S6 W22 N16 W17 S52 FOP=[YR=2019] S10 E39 N10 W39$ E39 N7 E13 FGR=[YR=2019] S4 E9 S3 E10 N3 E8 N29 W27 S25$ N25 E25 N24$.

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	0210	CONCRETE D	0	100	18	19	342.00	SF	6.00	6.00	100	2019	2019	3	85	1,744	
2	0211	CONCRETE W	0	100	90	3	270.00	SF	6.00	6.00	100	2019	2019	3	85	1,377	
3	0211	CONCRETE W	0	100	5	5	25.00	SF	6.00	6.00	100	2019	2019	3	85	128	
4	0230	POOL,CONCR	0	100	31	31	961.00	SF	65.00	65.00	100	2019	2019	3	85	53,095	
5	0211	CONCRETE W	0	100	0	0	264.00	SF	6.00	6.00	100	2019	2019	3	85	1,346	

LAND DESCRIPTION

TOTAL OB/XF 57,690

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	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	23.73	AC		1.00	1.00	1.00	325.00	325.00	7,712							

REVIEW DATE 07/24/2019 BY RTSR Total Acres: 24.73 Total Land Value: 27,712 Market: 156,618 Agricultural: 7,712 Common: 20,000 PRINTED 04/22/2026 BY SYS