



ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	19	COMMON BRK 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 50
Interior Floo	12	HARDWOOD 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		3 100
Story Height		0 100
Stories	2.	2. 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	4,679	129.2600	122.80	574,581	1992	1992	0	0	32.55	67.45

1 SINGLE FAM 0% - 2016 Heated Area: 3974 HX Base Yr

WAKULLA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		397,337	
TOTAL MARKET OB/XF VALUE		49,894	
TOTAL LAND VALUE - MARKET		113,000	
TOTAL MARKET VALUE		560,231	
SOH/AGL Deduction		27,306	
ASSESSED VALUE		532,925	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		532,925	
TOTAL JUST VALUE		560,231	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		581,890	
2022 AG REMOVED NO RETURN CARD			
5YR PRCL CK N/C			
2021 AG RENEWAL RECD			
2019 AG RENEWAL REC'D			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2013401	RE-ROOF	0	06/18/2013
2013276	SCREEN RM/PORCH	0	05/09/2013
2013179	ELECT	0	03/28/2013
2011112	ELECT	0	02/28/2011
2010908	ELECT	0	08/30/2010
2009845	MECH	0	10/16/2009

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,142	100	1993	2,142	177,419
DCK	126	10	1993	13	1,077
FGR	608	50	1993	304	25,180
FOP	147	30	1993	44	3,644
FOP	288	30	1993	86	7,123
FSP	469	55	2013	258	21,370
FUS	1,832	100	1993	1,832	151,742
TOTALS	5,612			4,679	387,555

1352 RIVER PLANTATION RD, CRAWFORDVILLE, FL 32327
 BLD DATE 11/04/2020 RTMJ LGL DATE 11/04/2020 RTMJ
 XF DATE 11/04/2020 RTMJ LAND DATE 11/04/2020 RTMJ
 INC DATE

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	0620	WOOD UTL B	0	0	8	8	64.00	SF	6.00	6.00	100	1992	1992	3	20	77	
2	0620	WOOD UTL B	0	0	14	36	504.00	SF	6.00	6.00	100	1992	1992	3	20	605	
3	0940	OPEN SHED	0	0	24	52	1,248.00	SF	4.00	4.00	100	1992	1992	3	20	998	
4	0220	POOL VINYL	0	0	39	18	592.00	SF	60.00	60.00	100	2000	2000	3	40	14,208	
5	0140	FIRE PLACE	0	0	0	0	1.00	UT	1,900.00	1,900.00	100	1992	1992	3	49	931	
6	0815	SCREEN POO	0	0	61	30	1,830.00	SF	15.00	15.00	100	2000	2000	3	57	15,647	
7	0050	CARPORT UN	0	0	24	24	576.00	SF	9.00	9.00	100	1992	1992	3	49	2,540	
8	0020	BARN, FRAME	0	0	36	36	1,296.00	SF	12.00	12.00	100	1992	1992	3	20	3,110	
9	0211	CONCRETE W	0	0	0	0	3,382.00	SF	6.00	6.00	100	1992	1992	3	20	4,058	
10	0210	CONCRETE D	0	0	0	0	690.00	SF	6.00	6.00	100	1992	1992	3	20	828	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0979/0865	9/02/2015	WD Q	Q	I	01	380,000
GRANTOR: MCKAYE RONALD F & SUS						
GRANTEE: HANSON JAN PETTER &						
0170/0663	10/10/1990	WD U	V			164,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1993] W28 S17 E6 S6 E22 FOP=[YR=1993] W21 S7 E21											
BAS=[YR=1993] W21 FSP=[YR=2013] N7 W1 N6 W24 S19 E25 N6\$ S6											
W25 N6 DCK=[YR=1993] N9 W14 S9 E14\$ W22 S27 E4 S4 E12 S6											
POP=[YR=1993] S8 E36 N8 W36\$ E36 N6 E12 N4 E4 N27\$ N7\$ N23\$											
PTR= E60 FUS=[YR=1993] S8 E12 S22 W22 N8 W8 S8 W21 S14 E8 S5											
E6 N5 E2 S9 E5 S5 E6 N5 E4 S5 E6 N5 E4 S5 E6 N5 E5 N9 E2 S5											
E6 N5 E8 N14 W12 N22 E12 N8 W29\$ W60\$.											

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	0			0.00	0.00	15.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	112,500							
2	009404	C	POWER LINE R	0					5.00	AC		1.00	1.00	1.00	100.00	100.00	500							

P-1-1-M-77 PARCEL
 LOCATED IN SW 1/4 OF SEC 28
 & NW 1/4 OF SEC 33-3S-1E BEING

HANSON JAN PETTER/HANSON PATRICIA BROWN
 1352 RIVER PLANTATION RD
 CRAWFORDVILLE, FL 32327-9506

2024

28-3S-01E-000-05504-001



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	STEEL		100	
Exterior Wall	25	MOD	METAL	100	
Roof Structur	03	GABLE	/HIP	100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	07	NONE		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		09	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
UGR	1,152	40	2013	461	9,782
TOTALS	1,152			461	9,782

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	461	48.5000	24.25	11,179	2013	2013	0	0	12.50	87.50
2 WKSHP/BARN		0%	- 2016	Heated Area: 0		HX Base Yr					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">UGR 2013</div> </div>											
BLD DATE	11/04/2020	RTMJ	LGL DATE	11/04/2020	RTMJ						
XF DATE	11/04/2020	RTMJ	LAND DATE	11/04/2020	RTMJ						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				397,337	
TOTAL MARKET OB/XF VALUE				49,894	
TOTAL LAND VALUE - MARKET				113,000	
TOTAL MARKET VALUE				560,231	
SOH/AGL Deduction				27,306	
ASSESSED VALUE				532,925	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				532,925	
TOTAL JUST VALUE				560,231	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				581,890	
2015 VALUE					
SOH PORTED TO JACKSON FOR MCKAYE FOR 16 W					
PRCL:0:2: W 15 VALUE					
PRCL:0:1: SOH PORTED TO JACKSON FOR MCKAYE FOR 16					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0979/0865	9/02/2015	WD Q	Q	I	01	380,000
GRANTOR: MCKAYE RONALD F & SUS						
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GRANTOR:						
GRANTEE:						

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	
11	0250	ASPHALT AV	0	0	0	0	5,606.00	SF	2.00	2.00	100	1992	1992	3	20	2,242		
12	0700	PORT BLDG	0	0	30	14	420.00	SF	8.00	8.00	100	2008	2008	3	70	2,352		
13	0210	CONCRETE D	0	0	14	48	672.00	SF	6.00	6.00	100	2013	2013	3	57	2,298		
TOTALS												6,892						

BUILDING NOTES	

BUILDING DIMENSIONS	
UGR=[YR=2013] W48 S24 E48 N24\$.	

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