

RIVER SINK
BLOCK B LOT 1
OR 75 P 923 & OR 103 P 411

WAKULLA COUNTY BOARD OF
PO BOX 1263
CRAWFORDVILLE, FL 32326

2024

29-2S-01W-051-04144-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	03	MASONRY	100
Exterior Wall	15	CONC BLOCK	80
Exterior Wall	19	COMMON BRK	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC FINSH	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Fixtures		5	100
Story Height		0	100
RMS		4	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	8600	COUNTY	
MAP NUM	2	MKT AREA	11
NEIGHBORHOOD/LOC	51.00	1.15/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	756	100	1993
FGR	1,080	50	1993
PTO	52	5	1993
TOTALS	1,888		
		1,299	69,810

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	COUNTY BLD	0%	- 0									Heated Area: 756 HX Base Yr	
TOTALS	1,888			1,299	69,810								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			69,810
TOTAL MARKET OB/XF VALUE			3,004
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			92,814
SOH/AGL Deduction			6,233
ASSESSED VALUE			86,581
TOTAL EXEMPTION VALUE	03		86,581
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			92,814
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			15,000

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
0191/0527	4/01/1992	WD U	V
			SALE PRICE
			5,000
GRANTOR:			
GRANTEE:			
0103/0441	5/01/1984	WD Q	V
			2,500
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
2	0211	CONCRETE W	0	0	7	8			3.00	100	1993	1993	3	20
3	0210	CONCRETE D	0	0	78	28	SF	4.00	4.00	100	2008	2008	3	34
TOTALS														
TOTAL OB/XF 3,004														

BUILDING NOTES			
RIVERSINK FIRE/RESCUE			
RESTORED BLDG & CONC DELETED IN ERROR			
5YR CK JS DEMO XFOB			
S/O .171 AC TO NEW PRCL 04144-001			
PERMIT NUM DESCRIPTION AMT ISSUED			
B22-000535	HVAC CHANGE OUT-C		05/31/2022
20081069	REROOF (MTL)	0	12/29/2008

BUILDING DIMENSIONS			
FGR=[YR=1993] W30 BAS=[YR=1993] W11 PTO=[YR=1993] N4 W4 S4 E4\$ W10 S36 E21 N36\$ S36 E30 N4 PTO=[YR=1993] E6 N6 W6 S6\$ N32\$.			

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
1	008600	C	COUNTY	0		C4	0.00	0.00	1.00	LT		1.00	1.00	1.00
TOTALS														
TOTAL ADJ UNIT PRICE 20,000.00														
ADJ UNIT PRICE 20,000.00														
LAND VALUE 20,000														
OTHER ADJUSTMENTS AND NOTES														
YEAR DENSITY DECL FRZ YR CONSRV														