RIVER PLANTATION ESTATES
BLK B LOT 39 UNIT II
OR 101 P 382-384

RYDL DANIEL J/PLATT KIMBERLY
707 RIVER PLANTATION RD
CRAWFORDVILLE, FL 32327

2024

29-3S-01E-166-05506-39B

BUILDING CHARACTERISTICS

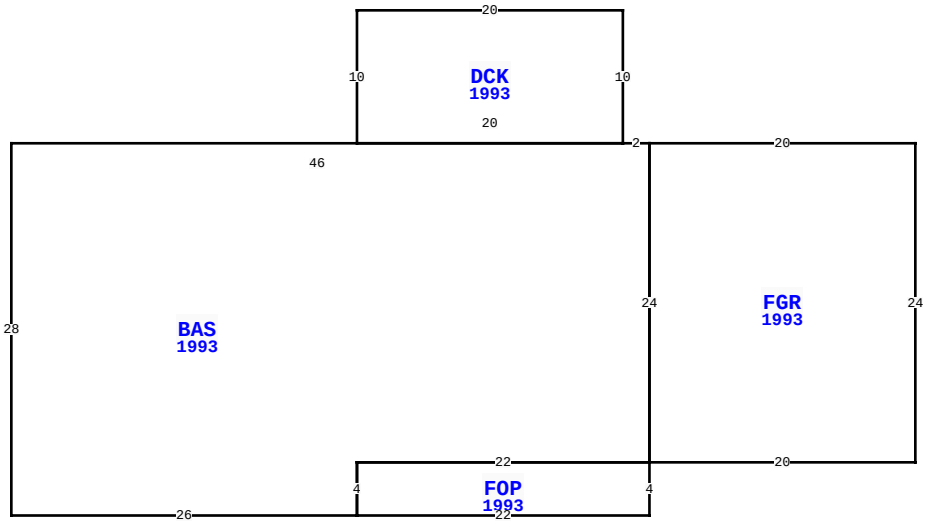
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	12	CEDAR/CYPR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
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	1,256	100	1993	1,256	132,152
DCK	200	10	1993	20	2,104
FGR	480	50	1993	240	25,252
FOP	88	30	1993	26	2,736
TOTALS	2,024			1,542	162,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,542	114.0000	157.04	242,156	1990	1990	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2008 Heated Area: 1256 HX Base Yr 2008



707 RIVER PLANTATION RD, CRAWFORDVILLE

BLD DATE	10/29/2020	RTAK	LGL DATE		
XF DATE	10/29/2020	RTAK	LAND DATE	10/29/2020	RTAK
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	162,245
TOTAL MARKET OB/XF VALUE	6,614
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	213,859
SOH/AGL Deduction	89,278
ASSESSED VALUE	124,581
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	74,581
TOTAL JUST VALUE	213,859
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,192

5 YR PRCL CH, N/C

5-7

5 YR PRCL CH, CHG CODE XFOB LN 3, DEL XFOB LN

COA PER USPS FORM 3547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000945	ROOF OVER-CO	0	09/30/2020
19888	N/A	0	07/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0733/0730	10/26/2007	WD	Q	I	01	100
GRANTOR: SCHULVER JOHN						
GRANTEE: RYDL DANIEL J & PLA						
0733/0729	10/25/2007	GD	Q	I	01	203,271
GRANTOR: HAZEL M DAVIS						
GRANTEE: RYDL DANIEL J & PLA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] W2 DCK=[YR=1993] N10 W20 S10 E20 $ W46 S28 E26 FOP=[YR=1993] E22N4 W22 S4 $ N4 E22 N24 $ S24 E20 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	0040	CARPORT FI	0	100	20	30	600.00	SF	17.40	17.40	100	1995	1995	3	52	5,429	
2	0620	WOOD UTL B	0	100	10	20	200.00	SF	8.70	8.70	100	1995	1995	3	20	348	
3	0210	CONCRETE D	0	100	19	19	361.00	SF	8.70	8.70	100	1996	1996	3	20	628	
4	0211	CONCRETE W	0	100	40	3	120.00	SF	8.70	8.70	100	1996	1996	3	20	209	

LAND DESCRIPTION

TOTAL OB/XF 6,614

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 10/29/2020 BY RTAK Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 04/01/2026 BY SYS