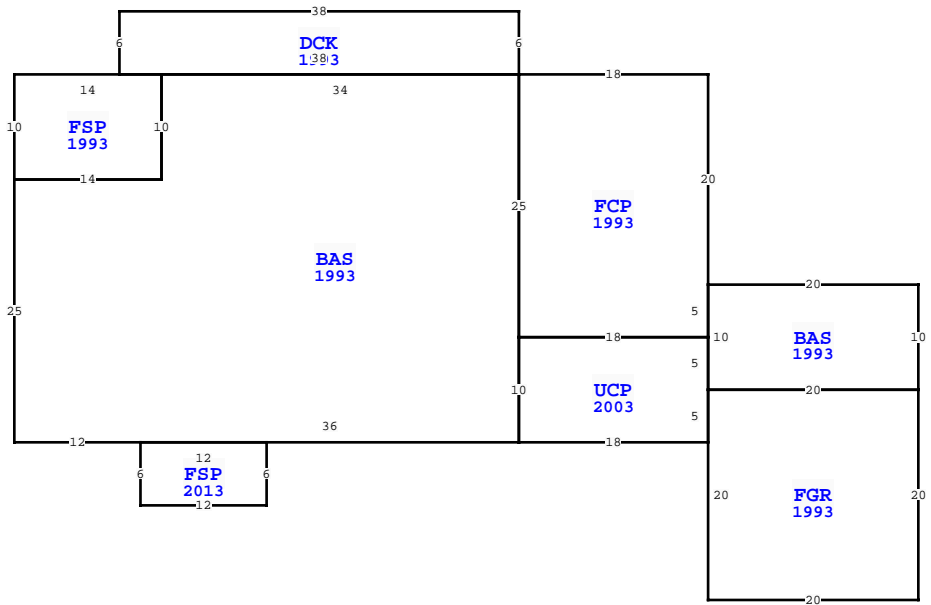




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	03	CONCR STEM	100
Frame	02	WOOD FRAME	100
Exterior Wall	12	CEDAR/CYPR	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	50
Interior Wall	06	CUST PANEL	50
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	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
BAS	200	100	1993
BAS	1,540	100	1993
DCK	228	10	1993
FCP	450	25	1993
FGR	400	50	1993
FSP	140	55	1993
FSP	72	55	2013
UCP	180	20	2003
TOTALS	3,210		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,228	121.0000	166.68	371,363	1981	1988	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 1740 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		241,386	
TOTAL MARKET OB/XF VALUE		3,860	
TOTAL LAND VALUE - MARKET		145,000	
TOTAL MARKET VALUE		390,246	
SOH/AGL Deduction		142,946	
ASSESSED VALUE		247,300	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		197,300	
TOTAL JUST VALUE		390,246	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		368,518	
5 YR PRCL CH, N/C			
UT XFOB LN 1 & 2			
5 YR PRCL CH, PU CORR TRAV, CHG FLOOR, CORR			
2017 HX APP ON FILE FOR HERRON, PHILLIP JR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000429	RE-ROOF/SHINGLES-		06/12/2024
2013218	RE-ROOF	0	04/12/2013
30871	CPT EXT	0	10/10/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0996/0115	3/30/2016	WD	U	I	30	100
GRANTOR: COBB LYNN C & HERRON						
GRANTEE: COBB LYNN C & HERRO						
0217/0337	8/01/1993	WD	Q	I		185,000
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
1	0375	WOOD WALK	0	100	128	4		21.75	21.75	100	1987	1987	3	20
2	0350	BOATDOCK A	0	100	16	10	SF	38.28	38.28	100	1987	1987	GD	20
3	0620	WOOD UTL B	0	100	6	10	SF	8.70	8.70	100	2004	2004	3	23
4	0090	CHAINLINK	0	100	0	0	LF	17.40	17.40	100	2004	2004	3	23

BUILDING NOTES									
728 RIVER PLANTATION RD, CRAWFORDVILLE									
BLD DATE 10/29/2020 RTAK LGL DATE 10/29/2020 RTAK									
XF DATE 10/29/2020 RTAK LAND DATE 10/29/2020 RTAK									
INC DATE									

BUILDING DIMENSIONS									
BAS=[YR=1993] W20 FCP=[YR=1993] N20 W18 S25 BAS=[YR=1993] N25									
DCK=[YR=1993] N6 W38 S6 E38\$ W34 FSP=[YR=1993] W14 S10 E14									
N10\$ S10 W14 S25 E12 FSP=[YR=2013] S6 E12 N6 W12\$ E36 N10 \$									
E18 N5\$ S10 UCP=[YR=2003] S5 W18 N10 E18 S5\$ FGR=[YR=1993] S20 E20 N20 W20\$ E20 N10\$.									

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	000130	C	SFR WATER	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							