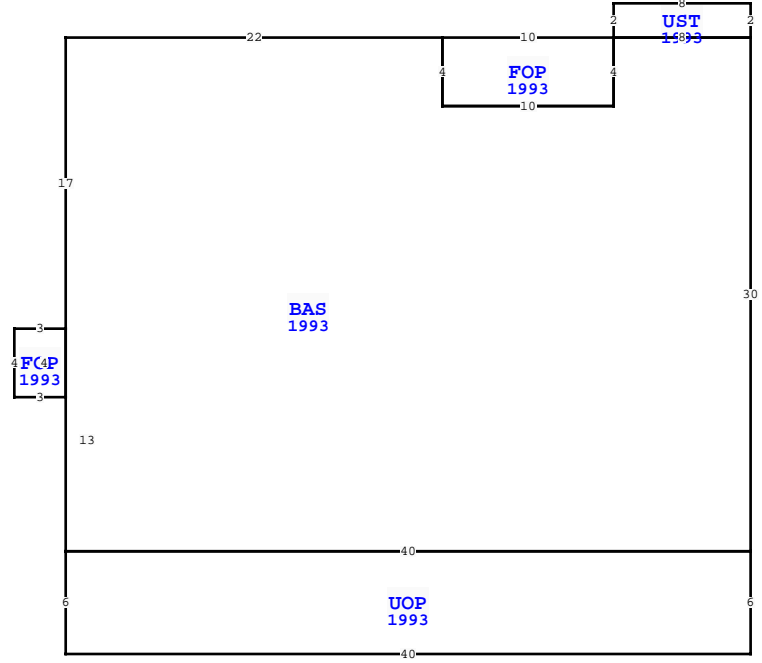




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	12	WOOD FRAME 100
Exterior Wall	02	CEDAR/CYPR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0900	RES COMMON ELMTS
MAP NUM	1	MKT AREA 12
NEIGHBORHOOD/LOC	166.00	1.45/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,160	100
FOP	12	30
FOP	40	30
UOP	240	20
UST	16	45
TOTALS	1,468	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
0100	01	1,231	108.0000	148.77	183,136	1982	1986		0	0	10	37.00	20.00
1 SINGLE FAM 0% - 0 Heated Area: 1160 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			RECONCILE
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			0
SOH/AGL Deduction			0
ASSESSED VALUE			0
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			0
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000084	RE-ROOF CC	0	03/02/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0101/0382	12/01/1986	WD	U	V		100

BLD DATE		JSJS		LGL DATE	
11/10/2021				11/10/2021	JSJS

EXTRA FEATURES		736 RIVER PLANTATION RD, CRAWFORDVILLE	
L N	OB/XF CODE	DESCRIPTION	NOTES
1	0080	4' CHAINLI	
2	0230	POOL, CONCR	
3	0211	CONCRETE W	
4	0100	6" CHAINLI	
5	0120	CHAINLINK	
6	0205	TENNIS COU	
7	0002	BATH ROOM	
8	0730	FINISHED O	
9	0250	ASPHALT AV	
10	0940	OPEN SHED	

BUILDING NOTES	
UST=[YR=1993] W8 S2 E8 BAS=[YR=1993] W8 FOP=[YR=1993] W10 S4 E10 N4\$ S4 W10 N4 W22 S17 FOP=[YR=1993] W3 S4 E3 N4 \$ S13 UOP=[YR=1993] S6 E40 N6 W40\$ E40 N30\$ N2\$.	

TOTAL OB/XF														29,351										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	LT		1.00	1.00	0.05	120,000.00	6,000.00	6,000							

LOT 48 BLK.A UNIT 2
RIVER PLANTATION ESTATES
OR 101 P.382,383,384

WAKULLA RIVER CLUB INC
2 RIVER PLANTATION RD
CRAWFORDVILLE, FL 32327

2024

29-3S-01E-166-05506-48A



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
																						VALUATION BY Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 0 TOTAL MARKET VALUE 0 SOH/AGL Deduction 0 ASSESSED VALUE 0 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 0 NCON VALUE 0 INCOME VALUE 0 PREVIOUS YEAR MKT VALUE 0 5 YR PRCL CH 3-9, PU NEW TRAV 5 YR PRCL CH, DEL XFOB LN 10-12, PU XFOB LN USE AS CLUBHOUSE UNDER THE HOMEOWNERS ASSOC. PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE 0101/0382 12/01/1986 WD U V 100 GRANTOR: GRANTEE:										
DOR CODE		0900 RES COMMON ELMTS								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																											
TOTALS																																
EXTRA FEATURES										BLD DATE		11/10/2021		JSJS		LGL DATE		11/10/2021		JSJS												
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	0060	DECK WOOD	0	0	20	11			7.25	10	2015	2015	3	10	160																	
12	0060	DECK WOOD	0	0	40	20			7.25	10	2015	2015	3	10	580																	
										XF DATE		11/10/2021		JSJS		LAND DATE		11/10/2021		JSJS												
										INC DATE						AG DATE																
LAND DESCRIPTION										TOTAL OB/XF										740												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
REVIEW DATE 11/10/2021 BY JSJS Total Acres: 10.56 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 04/01/2026 BY SYS																																