

CHADWICK EST. PHASE 1 PB6 PG1
 LOT 5 BLK A
 OR 1116 PG 623 OR 1169 P 330

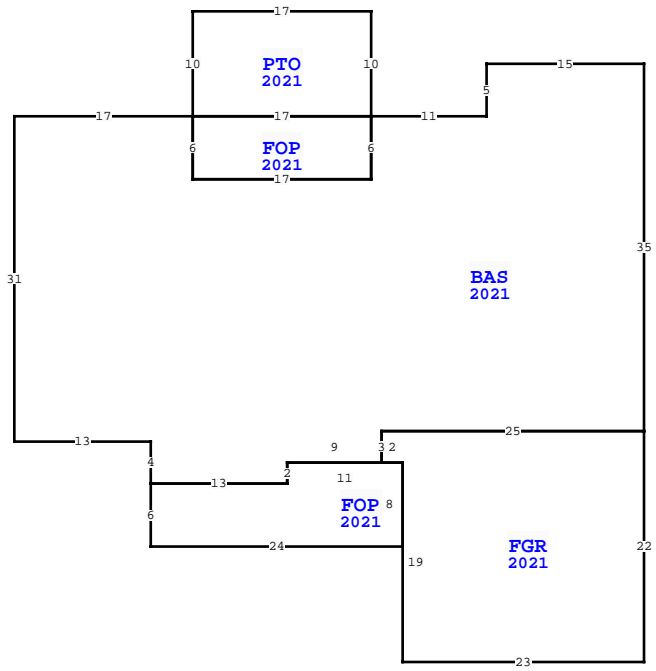
LAINA MELISSA ANN
 28 MANCHESTER DRIVE
 CRAWFORDVILLE, FL 32327

2024

00-00-056-402-09946-005

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
21	STONE 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 60				
14	CARPET 40				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	4	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA		10		
402.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	2021	1,878	199,669
FGR	512	50	2021	256	27,218
FOP	102	30	2021	31	3,296
FOP	166	30	2021	50	5,317
PTO	170	5	2021	8	851
TOTALS	2,828			2,223	236,350

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,223	114.2000	108.49	241,173	2021	2021	0	0	2.00	98.00	
1 SINGLE FAM 100% - 2022 Heated Area: 1878 HX Base Yr 2022												



28 MANCHESTER DR, CRAWFORDVILLE

BLD DATE	03/26/2021	MMLB	LGL DATE	
XF DATE	03/26/2021	MMLB	LAND DATE	03/26/2021 MMLB
INC DATE			AG 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	0210	CONCRETE D	0	100	53	17	901.00	SF	6.00	6.00	100	2021	2021	3	93	5,028	
2	0211	CONCRETE W	0	100	24	4	96.00	SF	6.00	6.00	100	2021	2021	3	93	536	

TOTAL OB/XF 5,564

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	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	60,000.00	60,000.00	60,000							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				236,350	
TOTAL MARKET OB/XF VALUE				5,564	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				301,914	
SOH/AGL Deduction				17,364	
ASSESSED VALUE				284,550	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				234,550	
TOTAL JUST VALUE				301,914	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				284,564	
PU NEW SFD; XFOB'S CO 3-15-21 MMLB					
ADDRESS ADDED PER PERMIT					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20000975	SFD-CO	0	10/26/2020		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1314/0722	6/02/2023	QC	U	I	11	100
GRANTOR: LAINE HARRY						
GRANTEE: LAINE MELISSA ANN						
1201/0564	4/07/2021	WD	Q	I	01	304,000
GRANTOR: HARTSFIELD CONSTRUCTI						
GRANTEE: LAINE HARRY & MELIS						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2021] W15 S5 W11 PTO=[YR=2021] N10 W17 S10 E17\$ FOP=[YR=2021] W17 S6 E17 N6\$ S6 W17 N6 W17 S31 E13 S4 E13 N2 E9 N3 E25 FGR=[YR=2021] W25 S3 E2 FOP=[YR=2021] W11 S2 W13 S6 E24 N8\$ S19 E23 N22\$ N35\$.												