

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	90
Exterior Wall	20	FACE BRICK	10
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	60
Interior Floo	14	CARPET	40
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	2	MKT AREA	10
NEIGHBORHOOD/LOC	402.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	675	100	2020
BAS	731	100	2020
FGR	506	50	2020
FOP	160	30	2020
FSP	196	55	2020
OWH	486	100	2020
PTO	120	5	2020
PTO	308	5	2021
TOTALS	3,182		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021		250,358	2020	2020	0	0	3.00	97.00
Heated Area: 1892 HX Base Yr 2021											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			242,847
TOTAL MARKET OB/XF VALUE			11,674
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			314,521
SOH/AGL Deduction			14,235
ASSESSED VALUE			300,286
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			250,286
TOTAL JUST VALUE			314,521
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,387
2022 QNR RTND TO BE REVIEWED BY ROBBIE			
2022 HX CARD RETURNED NDAA UTF H2 NOTICE			
TRAV, ADDED AFTER 3-15-21 C/O			
CH PRMT, PU XFOB LN'S 3 & 4,PU NEW PTO IN NEW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000110	SHED-SEE NOTES	0	02/17/2021
20000880	SFD-CO	0	09/23/2020
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1184/0838	12/22/2020	WD Q	I 01
		SALE PRICE	289,900
GRANTOR: HARTSFIELD CONSTRUCTI			
GRANTEE: HARRIS JUSTIN CODEY			
1169/0320	9/15/2020	WD Q	V 05
		SALE PRICE	135,000
GRANTOR: CHADWICK ESTATES OF W			
GRANTEE: HARTSFIELD CONSTRUC			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2020] W25 FSP=[YR=2020] N14 W14 S14 PTO=[YR=2020] N12 W10 PTO=[YR=2021] E10 N2 E14 N12 W24 S14\$ S12 E10\$E14\$ S27 OWH=[YR=2020] N27 W18 BAS=[YR=2020] W17 S43 E17 N43\$ S27 POP=[YR=2020] S8 E20 N8 W20\$ E18\$ E25 FGR=[YR=2020] W23 S22 E23 N22\$ N27\$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	CONCRETE D	0 100	54	17	918.00	SF	6.00	6.00	100	2020
2	0211	CONCRETE W	0 100	0	0	176.00	SF	6.00	6.00	100	2020
3	0955	PRIVACY FE	0 100	0	0	336.00	LF	15.00	15.00	100	2021
4	0625	PORT WD UT	0 100	16	10	160.00	SF	6.00	6.00	100	2021

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
40 MANCHESTER DR, CRAWFORDVILLE											
BLD DATE 11/23/2021 MMM LGL DATE 11/23/2021 MMM											
XF DATE 01/11/2021 MMJT LAND DATE 11/23/2021 MMM											
INC DATE AG DATE											
TOTAL OB/XF 11,674											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
60,000.00	60,000.00	60,000							