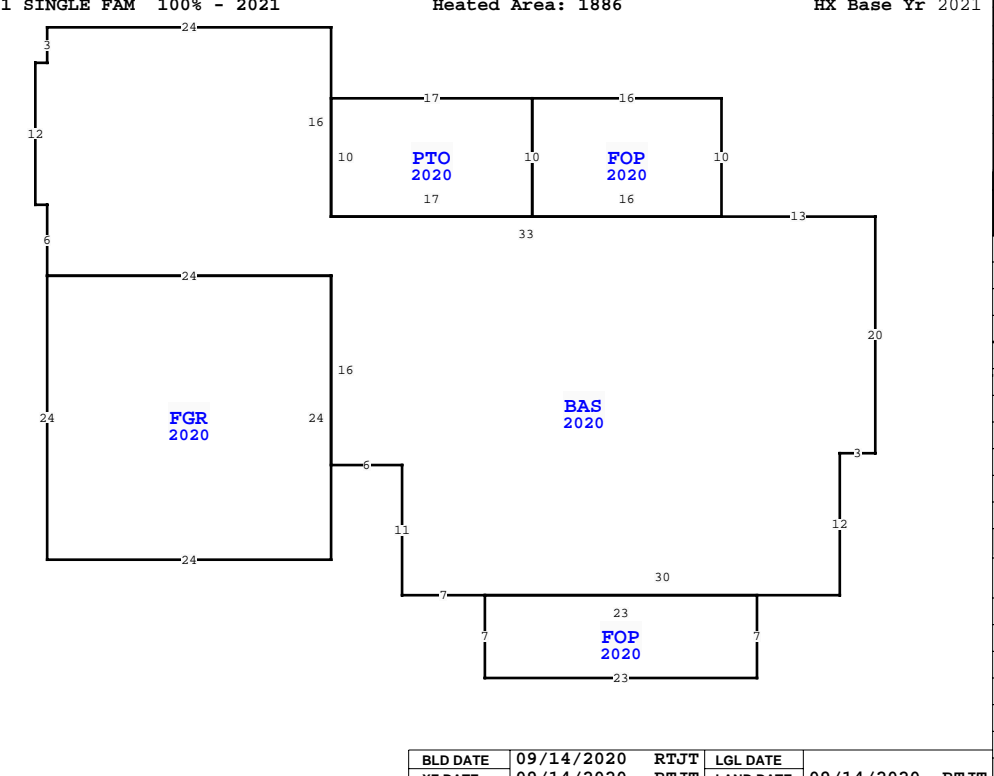


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	02		CONCR	SLAB	100	
Frame	02		WOOD	FRAME	100	
Exterior Wall	05		HARDIE	BRD	100	
Roof Structur	03		GABLE/HIP	100		
Roof Cover	03		COMP	SHNGL	100	
Interior Wall	05		DRYWALL	100		
Interior Floo	10		LAMINATED	70		
Interior Floo	14		CARPET	30		
Heating Type	04		AIR DUCTED	100		
Air Condition	03		CENTRAL	100		
Bedrooms			3	100		
Bathrooms			1	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	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,886	100	2020	1,886	182,320	
FGR	576	50	2020	288	27,841	
FOP	160	30	2020	48	4,640	
FOP	161	30	2020	48	4,640	
PTO	170	5	2020	8	773	
TOTALS	2,953			2,278	220,214	

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		Heated Area: 1886					HX Base Yr 2021	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			220,214
TOTAL MARKET OB/XF VALUE			6,445
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			286,659
SOH/AGL Deduction			15,098
ASSESSED VALUE			271,561
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			221,561
TOTAL JUST VALUE			286,659
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,306

ADD HX FOR 2021- MCCARTHY

1 & FEATURES.

NEW CONSTRUCTION PU. PU XFOB LN 1,2, PU BLDG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000360	SFD-CO	0	05/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1172/0801	10/01/2020	WD Q	Q	I	01	281,000

GRANTOR: PITMANS CUSTOM CONSTR  
 GRANTEE: MCCARTHY JOSEPH J &  
 1151/0499 5/15/2020 WD Q V 05 270,000  
 GRANTOR: CHADWICK ESTATES OF W  
 GRANTEE: PITMANS CUSTOM CONS

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	63	17		1,071.00	SF	6.00	6.00	100	2020	2020	3	89	5,719	
2	0211	CONCRETE W	0	100	34	4		136.00	SF	6.00	6.00	100	2020	2020	3	89	726	

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	RTJ/T	LGL DATE	LAND DATE	AG DATE					
09/14/2020	09/14/2020		RTJ/T	09/14/2020	RTJ/T						

46 MANCHESTER DR, CRAWFORDVILLE

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2020] W13 FOP=[YR=2020] N10 W16 S10 PTO=[YR=2020] N10 W17 S10 E17\$ E16\$ W33 N16 W24 S3 W1 S12 E1 S6 E24 FGR=[YR=2020] W24 S24 E24 N24 \$ S16 E6 S11 E7 FOP=[YR=2020] S7 E23 N7 W23\$ E30 N12 E3 N20\$.											

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	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							