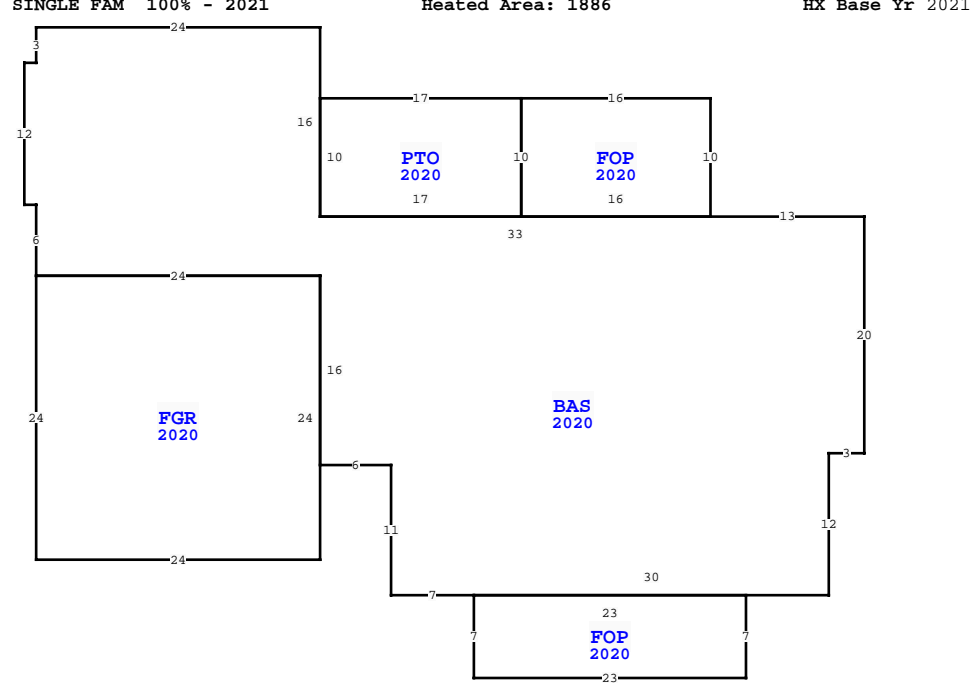


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	10	LAMINATED	70		
Interior Floo	14	CARPET	30		
Heating Type	04	AIR DUCTED	100		
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
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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	100	2020	2020	3	89	5,719
2	0211	CONCRETE W	0	100	34	4		136.00	SF	6.00	100	2020	2020	3	89	726

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

46 MANCHESTER DR, CRAWFORDVILLE

BUILDING NOTES											
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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																								
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							