

CHADWICK EST. PHASE 1 PB6 PG1
 LOT 9 BLK A
 OR 1116 PG 623 OR 1151 P 521

HARRIS JORDAN ALEXANDER/HARRIS KELLY
 50 MANCHESTER DR
 CRAWFORDVILLE, FL 32327

2024

00-00-056-402-09946-009

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	04	SINGLE SID 100
Roof Structur	01	FLAT 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		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,259	93.9000	89.20	201,503	2020	2020	0	0	0	3.75	96.25		
1 SINGLE FAM 100% - 2021 Heated Area: 1931 HX Base Yr 2021														

50 MANCHESTER DR, CRAWFORDVILLE

L	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			6.00	100	2020	2020	3	89	4,811	
2	0211	CONCRETE W	0	100	35	4			6.00	100	2020	2020	3	89	748	

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	1,931	100	2020	1,931	165,786
FGR	506	50	2020	253	21,722
FOP	117	30	2020	35	3,005
FOP	135	30	2020	40	3,434
TOTALS	2,689			2,259	193,947

EXTRA FEATURES																
50 MANCHESTER DR, CRAWFORDVILLE																

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				193,947	
TOTAL MARKET OB/XF VALUE				5,559	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				259,506	
SOH/AGL Deduction				23,177	
ASSESSED VALUE				236,329	
TOTAL EXEMPTION VALUE				HX HB VX 55,000	
BASE TAXABLE VALUE				181,329	
TOTAL JUST VALUE				259,506	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				242,371	
ADD HX, VX& PORT FOR 2021-HARRIS					
FEATURES, CHG PRCL & LAND USE CODES.					
NEW CONSTRUCTION PU XFOB LN 1,2. PU BLDG 1 &					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20000359	SFD-CO	0	05/12/2020		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1176/0573	10/23/2020	WD Q	Q	I	01	302,000
GRANTOR: PITMANS CUSTOM CONSTR						
GRANTEE: HARRIS JORDAN ALEXA						
1151/0521	5/14/2020	WD Q	Q	V	05	270,000
GRANTOR: CHADWICK ESTATES OF W						
GRANTEE: PITMANS CUSTOM CONS						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2020] W16 S3 W9 S5 FOP=[YR=2020] N5 W17 S7 E15 R2 U2 \$ D2 L2 W15 N7 W3 N5 W12 S12 W8 S14 E8 S10 E20 FOP=[YR=2020] W7 S9 E19 N6 W12 N3\$ S3 E12 N2 FGR=[YR=2020] S22 E23 N22 W23\$ E25 N35\$.																

LAND DESCRIPTION																	TOTAL OB/XF									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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								