

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

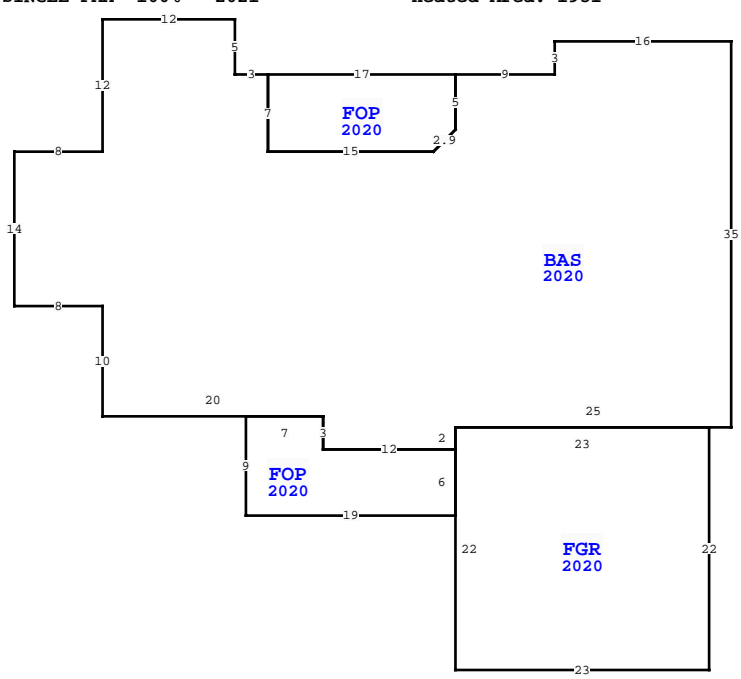
HARRIS JORDAN ALEXANDER/HARRIS KELLY  
 50 MANCHESTER DR  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-056-402-09946-009

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
04	SINGLE SID 100				
01	FLAT 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	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	1,931	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

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	3.75	96.25
1 SINGLE FAM 100% - 2021 Heated Area: 1931 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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						

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		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	

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							