

CHADWICK EST. PHASE 1 PB6 PG1  
 LOT 11 BLK A  
 OR 1116 PG 623 OR 1151 P 521

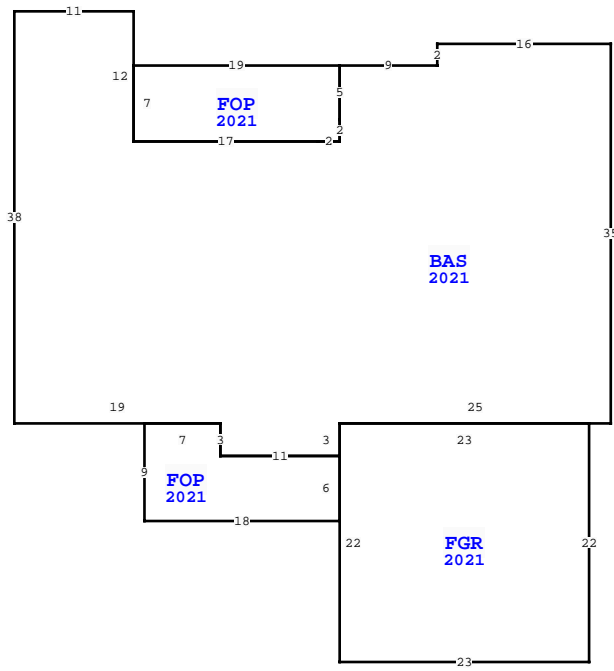
SHOVLAIN CAROLYN A  
 62 MANCHESTER DR  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-056-402-09946-011

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 Floor	10	LAMINATED 80
Interior Floor	14	CARPET 20
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		
1	SINGLE FAM	100% - 2022			226,247	2021	2021	0	0	2.00	98.00	Heated Area: 1802 HX Base Yr 2022	



BUILDING CHARACTERISTICS					
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	1,802	100	2021	1,802	187,227
FGR	506	50	2021	253	26,287
FOP	129	30	2021	39	4,052
FOP	133	30	2021	40	4,156
<b>TOTALS</b>	<b>2,570</b>			<b>2,134</b>	<b>221,722</b>

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	54	17			6.00	100	2021	2021	3	93	5,122	
2	0211	CONCRETE W	0	100	34	4			6.00	100	2021	2021	3	93	759	

TOTAL OB/XF													
5,881													

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							

TOTAL OB/XF													
5,881													

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	221,722			
TOTAL MARKET OB/XF VALUE	5,881			
TOTAL LAND VALUE - MARKET	60,000			
TOTAL MARKET VALUE	287,603			
SOH/AGL Deduction	17,373			
ASSESSED VALUE	270,230			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	220,230			
TOTAL JUST VALUE	287,603			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	270,119			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000512	SFD-CO	0	06/29/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1193/0201	2/11/2021	WD Q	Q	I	01	277,900

GRANTOR: PITMANS CUSTOM CONSTR  
 GRANTEE: SHOVLAIN CAROLYN A  
 1151/0521 5/14/2020 WD Q V 05 270,000  
 GRANTOR: CHADWICK ESTATES OF W  
 GRANTEE: PITMANS CUSTOM CONS

BUILDING DIMENSIONS													
BAS=[YR=2021] W16 S2 W9 FOP=[YR=2021] W19 S7 E17 E2 N2 N5\$ S5 S2 W2 W17 N12 W11 S38 E19 FOP=[YR=2021] W7 S9 E18 N6 W11 N3\$ S3 E11 N3 FGR=[YR=2021] S22 E23 N22 W23\$ E25 N35\$.													