

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		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100	Foundation			
02	WOOD FRAME 100	Frame			
05	HARDIE BRD 100	Exterior Wall			
03	GABLE/HIP 100	Roof Structur			
03	COMP SHNGL 100	Roof Cover			
05	DRYWALL 100	Interior Wall			
10	LAMINATED 80	Interior Floor			
14	CARPET 20	Interior Floor			
04	AIR DUCTED 100	Heating Type			
03	CENTRAL 100	Air Condition			
Bedrooms		3 100			
Bathrooms		2 100			
Story Height		0 100			
Stories		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	1,802	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
TOTALS	2,570			2,134	221,722

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					

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

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		918.00	SF	6.00				6.00	5,122
2	0211	CONCRETE W	0	100	34	4		136.00	SF	6.00				6.00	759

BLD DATE		02/24/2021	MMLB	LGL DATE	02/24/2021	MMLB
XF DATE		02/24/2021	MMLB	LAND DATE		02/24/2021 MMLB
INC DATE				AG DATE		

BUILDING NOTES	
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\$.	

LAND DESCRIPTION		TOTAL OB/XF															5,881							
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				0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							