

CHADWICK EST. PHASE 1 PB6 PG1  
 LOT 14 BLK A  
 OR 1116 PG 623 OR 1151 P 776

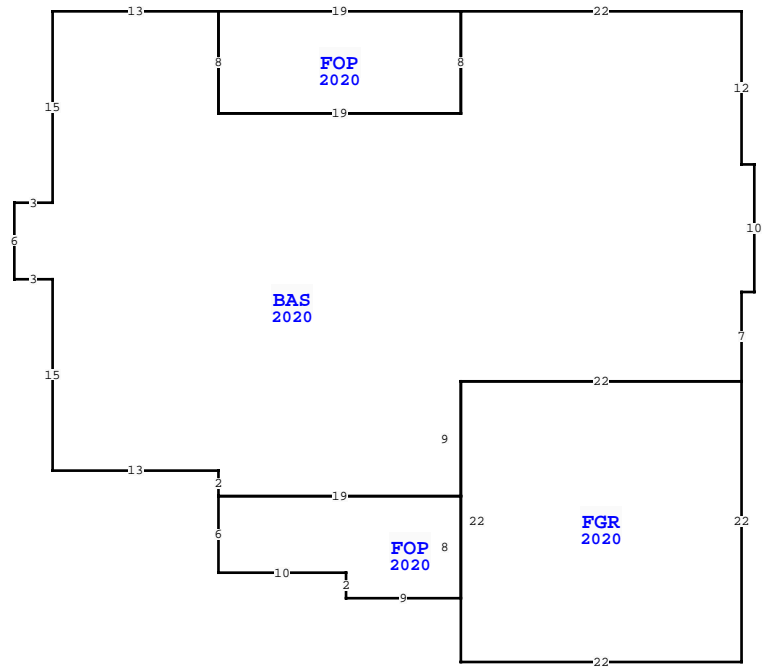
SMITH LISA  
 80 MANCHESTER RD  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-056-402-09946-014

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 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	1,704	100	2020	1,704	175,701
FGR	484	50	2020	242	24,953
FOP	132	30	2020	40	4,124
FOP	152	30	2020	46	4,743
TOTALS	2,472			2,032	209,522

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,032	111.9000	106.30	216,002	2020	2020	0	0	0	3.00	97.00
1 SINGLE FAM 100% - 2021 Heated Area: 1704 HX Base Yr 2021												



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				209,522		
TOTAL MARKET OB/XF VALUE				10,046		
TOTAL LAND VALUE - MARKET				60,000		
TOTAL MARKET VALUE				279,568		
SOH/AGL Deduction				14,986		
ASSESSED VALUE				264,582		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				214,582		
TOTAL JUST VALUE				279,568		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				261,916		
UPDATED EMAIL & PHONE #						
5YR PRCL CK NC						
REVISED TRIM						
ADD HX FOR 2021- SMITH, APPRVD LATE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20000095	SFD	0	07/08/2020			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1182/0691	12/03/2020	WD Q	Q	I	01	264,000
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: SMITH LISA						
1151/0776	5/14/2020	WD Q	Q	V	01	45,000
GRANTOR: CHADWICK ESTATES OF W						
GRANTEE: SOUTHERN COASTAL HO						
BLD DATE 12/09/2020 RTJT						LGL DATE 12/09/2020 RTJT
XF DATE 12/09/2020 RTJT						LAND DATE 12/09/2020 RTJT
INC DATE						AG DATE

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	100	2020	2020	3 89	4,902	
2	0211	CONCRETE W	0 100	16 4	64.00	SF	6.00	6.00	100	2020	2020	3 89	342	
3	0955	PRIVACY FE	0 100	0 0	330.00	LF	15.00	15.00	100	2020	2020	3 97	4,802	

BUILDING NOTES			
80 MANCHESTER DR, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2020] W22 S8 FOP=[YR=2020] N8 W19 S8 E19\$ W19 N8 W13 S15 W3 S6 E3 S15 E13 S2 FOP=[YR=2020] S6 E10 S2 E9 N8 W19\$ E19 N9 FGR=[YR=2020] S22 E22 N22 W22\$ E22 N7 E1 N10 W1 N12\$.			

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