

CHADWICK EST. PHASE 1 PB6 PG1  
 LOT 16 BLK A  
 OR 1116 PG 623 OR 1151 P 499

SHUSTERIC JORDAN MICHAEL  
 92 MANCHESTER DR  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-056-402-09946-016

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	80	
Exterior Wall	11	AVERAGE		20	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	07	VYL	PLANK	70	
Interior Floor	14	CARPET		30	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms		4		100	
Bathrooms		3		100	
Story Height		0		100	
Stories	1.	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	2,280	100	2021	2,280	239,215
FGR	550	50	2021	275	28,853
FOP	167	30	2021	50	5,246
FOP	195	30	2021	58	6,085
TOTALS	3,192			2,663	279,399

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								
Heated Area: 2280										HX Base Yr 2022	

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VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				279,399		
TOTAL MARKET OB/XF VALUE				9,078		
TOTAL LAND VALUE - MARKET				60,000		
TOTAL MARKET VALUE				348,477		
SOH/AGL Deduction				17,042		
ASSESSED VALUE				331,435		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				281,435		
TOTAL JUST VALUE				348,477		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				331,771		
PU NEW SFD; XFOBS; CO 12-14-2021						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000510	SFD	0	06/01/2021			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/0613	8/28/2023	QC	U	I	11	100
GRANTOR: GIGLIOTTI SAMANTHA MA						
GRANTEE: SHUSTERIC JORDAN MI						
1244/0083	12/17/2021	WD	Q	I	01	401,500
GRANTOR: D.R. HORTON, INC						
GRANTEE: SHUSTERIC JORDAN MI						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2021] W17 S13 W15 FOP=[YR=2021] E15 N13 W15 S13\$ N13 W15 S65 E13 N8 E6 N11 E28 FGR=[YR=2021] W28 S20 FOP=[YR=2021] N9 W6 S8 W13 S6 E20 N5 W1\$ E18 N1 E10 N19\$ N46 \$.						

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	58	17			986.00	SF	6.00	2021	2021	3	93	5,502	
2	0210	CONCRETE D	0	100	0	0			240.00	SF	6.00	2021	2021	3	93	1,339	
3	0211	CONCRETE W	0	100	8	5			40.00	SF	6.00	2021	2021	3	93	223	
4	0955	PRIVACY FE	0	100	0	0			137.00	LF	15.00	2021	2021	3	98	2,014	

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	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							