

CHADWICK EST. PHASE 1 PB6 PG1
 LOT 21 BLK D
 OR 1116 PG 623 OR 1151 P 651

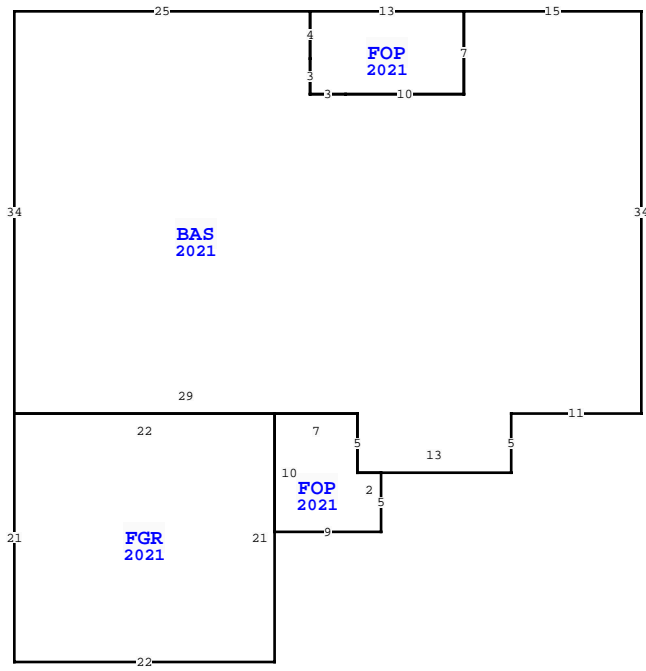
MAHAN LORI
 22 LONDON CIRCLE
 CRAWFORDVILLE, FL 32327

2024

00-00-056-402-09946-021

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				
07	VYL PLANK 60				
14	CARPET 40				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	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	1,776	100	2021	1,776	187,171
FGR	462	50	2021	231	24,345
FOP	80	30	2021	24	2,529
FOP	91	30	2021	27	2,846
TOTALS	2,409			2,058	216,891

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,058	113.2000	107.54	221,317	2021	2021	0	0	2.00	98.00	
1 SINGLE FAM 100% - 2022 Heated Area: 1776 HX Base Yr 2022												



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		216,891		
TOTAL MARKET OB/XF VALUE		14,156		
TOTAL LAND VALUE - MARKET		60,000		
TOTAL MARKET VALUE		291,047		
SOH/AGL Deduction		17,392		
ASSESSED VALUE		273,655		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		223,655		
TOTAL JUST VALUE		291,047		
NCON VALUE		8,900		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		264,585		
XFOB 0157 PU BY PRMT NO INSP LW				
PU NEW SFD; XFOB'S CO 3-17/21 MMLB				
ADDRESS ADDED PER PERMIT				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OBN22-00008	GENERATOR-CC		05/26/2022	
20000188	SFD-CO	0	10/15/2020	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1317/0109	6/14/2023	LD U	I 11	100
GRANTOR: MAHAN LORI LIFE ESTAT				
GRANTEE: TRIMARCHI MARY KASY				
1209/0616	5/11/2021	WD Q	I 01	299,900
GRANTOR: SOUTHERN COASTAL HOME				
GRANTEE: MAHAN LORI				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2021] W15 S7 W10 W3 N3 N4 FOP=[YR=2021] S4 S3 E3 E10 N7 W13\$ W25 S34 FGR=[YR=2021] S21 E22 N21 FOP=[YR=2021] S10 E9 N5 W2 N5 W7\$ W22\$ E29 S5 E13 N5 E11 N34\$.				

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	16		6.00	6.00	100	2021	2021	3	93	4,821	
2	0211	CONCRETE W	0	100	26	3		6.00	6.00	100	2021	2021	3	93	435	
3	0157	GENERATOR	0	100	0	0		8,900.00	8,900.00	100	2024	2022		100	8,900	

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								