

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

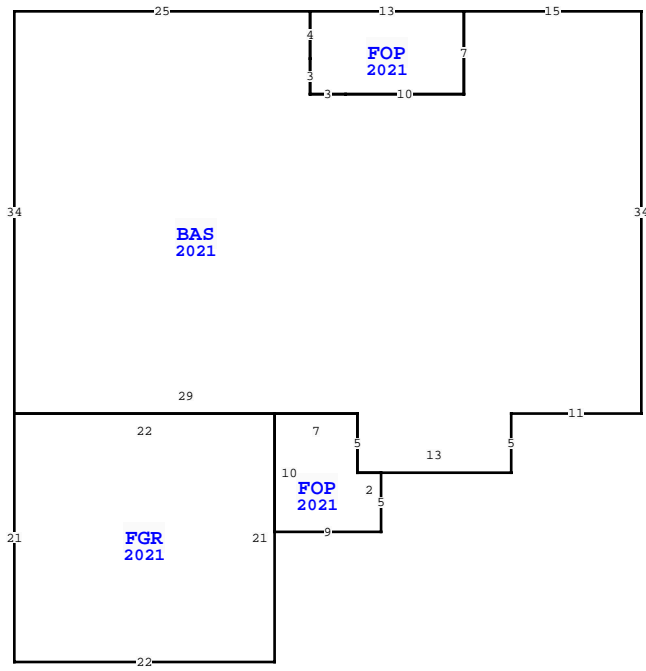
MAHAN LORI  
 22 LONDON CIRCLE  
 CRAWFORDVILLE, FL 32327

**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	50,000	HX HB	
BASE TAXABLE VALUE	223,655		
TOTAL JUST VALUE	291,047		
NCON VALUE	8,900		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	264,585		

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 U	V I	RSN CD	SALE PRICE
1317/0109	6/14/2023	LD U	I	I	11	100

BUILDING NOTES						
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						

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							