

CHADWICK EST. PHASE 1 PB6 PG1  
LOT 26 BLK D  
OR 1116 PG 623 OR 1151 P 651

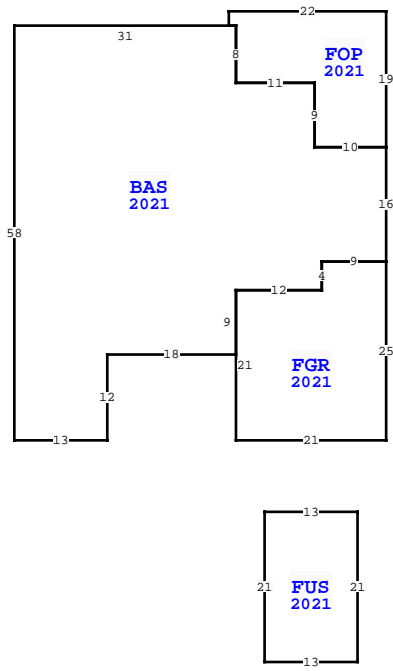
RICHARDSON ANDREW  
48 LONDON CIRCLE  
CRAWFORDVILLE, FL 32327

2024

00-00-056-402-09946-026

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 90
Exterior Wall	06	BD/BATTEN	10
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	70
Interior Floo	14	CARPET	30
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	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
BAS	2,065	100	2021
FGR	477	50	2021
FOP	302	30	2021
FUS	273	100	2021
TOTALS	3,117		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,667	112.5000	106.88	285,049	2021	2021	0	0	2.00	98.00			
1 SINGLE FAM 0% - 0 Heated Area: 2338 HX Base Yr														



WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3 Tax Dist:		
BUILDING MARKET VALUE	279,348		
TOTAL MARKET OB/XF VALUE	7,238		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	346,586		
SOH/AGL Deduction	0		
ASSESSED VALUE	346,586		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	346,586		
TOTAL JUST VALUE	346,586		
NCON VALUE	1,200		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	329,341		
MM PRMT CK 6/1/23 - CH BLDG ELMT, PU XFOBS.			
5YR PRCL CK NC			
PU NEW SFD; XFOB'S CO 5-21-21 MMLB			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000047	SOLAR PANELS-CC	0	03/08/2023
20000246	SFD-CO	0	12/10/2020
20000246	SFD	0	12/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1212/0295	5/24/2021	WD Q	Q	V	01	372,400
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: RICHARDSON ANDREW						
1151/0651	5/15/2020	WD Q	Q	V	05	360,000
GRANTOR: CHADWICK ESTATES OF W						
GRANTEE: SOUTHERN COASTAL HO						

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	0	58	17	986.00	SF	6.00	6.00	100	2021	2021	3	93	5,502	
2	0211	CONCRETE W	0	0	24	4	96.00	SF	6.00	6.00	100	2021	2021	3	93	536	
3	0211	CONCRETE W	0	0	20	10	200.00	SF	6.00	6.00	100	2024	2023	AV	100	1,200	
4	1450	SOLAR PANE	0	0	0	0	24.00	UT	0.00	0.00	100	2024	2023	AV	100	0	

TOTAL OB/XF															7,238
48 LONDON CIR, CRAWFORDVILLE															
BLD DATE		06/02/2021		MMLB		LGL DATE		06/02/2021		MMLB					
XF DATE		06/02/2021		MMLB		LAND DATE		06/02/2021		MMLB					
INC DATE						AG DATE									

BUILDING NOTES														

BUILDING DIMENSIONS														
FOP=[YR=2021] W22 S2 E1 S8 E11 S9 E10 BAS=[YR=2021] W10 N9 W11 N8 W31 S58 E13 N12 E18 N9 E12 N4 E9 FGR=[YR=2021] W9 S4 W12 S21 E21 PTR= S10 W4 FUS=[YR=2021] W13 S21 E13 N21 \$ E4 N10\$ N25\$ N16\$ N19\$.														

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							