

CHADWICK EST. PHASE 1 PB6 PG1
 LOT 32 BLK D
 OR 1116 PG 623 OR 1158 P 328

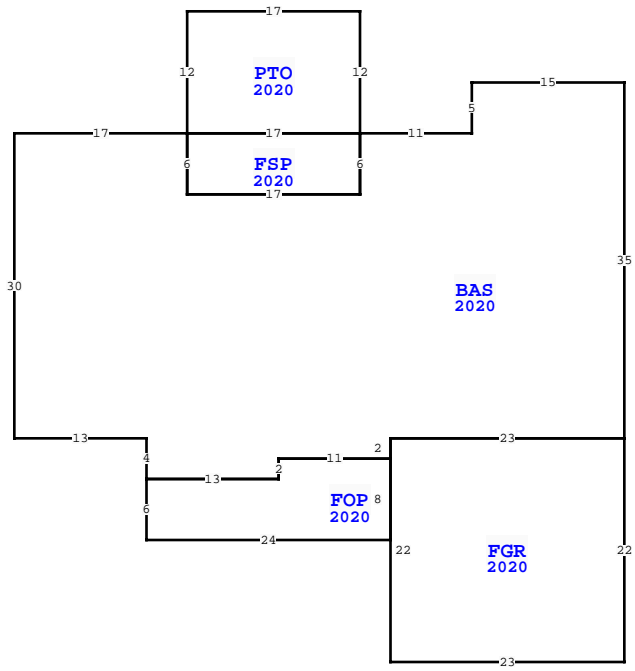
FUSON JAMES L JR
 80 LONDON CIRCLE
 CRAWFORDVILLE, FL 32327

2024

00-00-056-402-09946-032

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 50				
21	STONE 50				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms 4 100				
	Bathrooms 2 100				
	Story Height 0 100				
1.	1. 100				
	Units 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	1,847	100	2020	1,847	200,658
FGR	506	50	2020	253	27,486
FOP	166	30	2020	50	5,432
FSP	102	55	2020	56	6,084
PTO	204	5	2020	10	1,086
TOTALS	2,825			2,216	240,746

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,216	117.9000	112.00	248,192	2020	2020	0	0	0	3.00	97.00
1 SINGLE FAM 100% - 2021 Heated Area: 1847 HX Base Yr 2021												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		240,746	
TOTAL MARKET OB/XF VALUE		5,212	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		305,958	
SOH/AGL Deduction		38,868	
ASSESSED VALUE		267,090	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		217,090	
TOTAL JUST VALUE		305,958	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		288,684	
ADD HX & PORT FOR 2021-FUSON			
FEAT. CHG LAND & PRCL USE CODES.			
NEW CONST PU PU XFOB LN 1,2 PU BLDG 1 &			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000589	SFD-CO	0	07/09/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1178/0622	11/12/2020	WD Q	Q	I	01	286,000
GRANTOR: HARTSFIELD CONSTRUCTI						
GRANTEE: FUSON JAMES L JR						
1158/0328	6/24/2020	WD Q	V	01		45,000
GRANTOR: CHADWICK ESTATE OF WA						
GRANTEE: HARTSFIELD CONSTRUC						

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	52	17		884.00	SF	6.00	100	2020	2020	3	89	4,721
2	0211	CONCRETE W	0	100	23	4		92.00	SF	6.00	100	2020	2020	3	89	491

TOTAL OB/XF												
80 LONDON CIR, CRAWFORDVILLE												
BLD DATE	11/09/2020	RTJ/T	LGL DATE	11/09/2020	RTJ/T							
XF DATE	11/09/2020	RTJ/T	LAND DATE	11/09/2020	RTJ/T							
INC DATE			AG DATE									

BUILDING NOTES						
BAS=[YR=2020] W15 S5 W11 S6 FSP=[YR=2020] N6 W17 S6 E17\$ W17 N6 PTO=[YR=2020] N12 E17 S12 W17\$ W17 S30 E13 S4 E13 FOP=[YR=2020] W13 S6 E24 N8 W11 S2\$ N2 E11 N2 FGR=[YR=2020] S22 E23 N22 W23\$ E23 N35\$.						

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								