

CHADWICK EST. PHASE 1 PB6 PG1
 LOT 35 BLK D
 OR 1116 PG 623 OR 1188 P 625

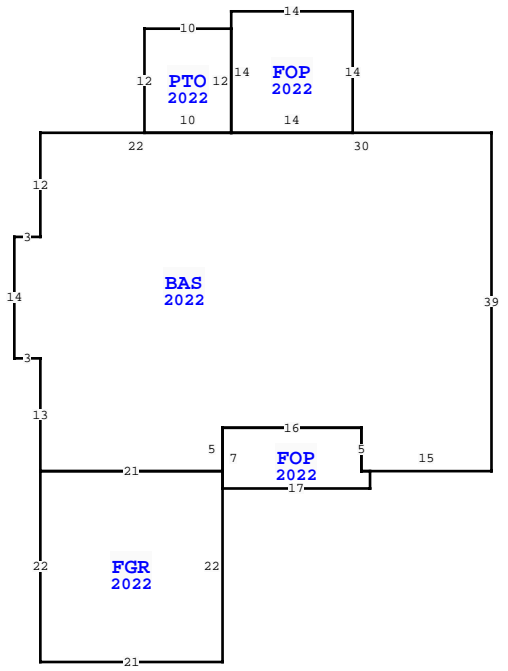
SYED USMAN ALI
 94 LONDON CIR
 CRAWFORDVILLE, FL 32327

2024

00-00-056-402-09946-035

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
11	AVERAGE 10				
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				
	Bedrooms 4 100				
	Bathrooms 2.5 100				
	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	1,990	100	2022	1,990	213,559
FGR	462	50	2022	231	24,790
FOP	114	30	2022	34	3,649
FOP	196	30	2022	59	6,332
PTO	120	5	2022	6	644
TOTALS	2,882			2,320	248,973

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,320	114.1000	108.40	251,488	2022	2022	0	0	1.00	99.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1990 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			248,973
TOTAL MARKET OB/XF VALUE			6,507
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			315,480
SOH/AGL Deduction			0
ASSESSED VALUE			315,480
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			315,480
TOTAL JUST VALUE			315,480
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			295,669
MM PRMY CH P/U NEW SFD, XFOB C/O 5/24/22			
5YR CHK NO CHANGE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000661	SFD-CO	0	08/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/0800	7/01/2022	WD Q	Q	I	01	354,900
GRANTOR: HARTSFIELD CONSTRUCTI						
GRANTEE: SAYED USMAN ALI						
1188/0625	1/14/2021	WD Q	V	05		405,000
GRANTOR: CHADWICK ESTATES OF W						
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	0	58	17	986.00	SF	6.00	6.00	100	2022	2022	3	97	5,739	
2	0211	CONCRETE W	0	0	33	4	132.00	SF	6.00	6.00	100	2022	2022	3	97	768	

TOTAL OB/XF			
BLD DATE	XF DATE	INC DATE	AG DATE
94 LONDON CIR, CRAWFORDVILLE			
TOTAL OB/XF 6,507			

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2022] W30 FOP=[YR=2022] E14 N14 W14 S14\$						
PTO=[YR=2022] N12 W10 S12 E10\$ W22 S12 W3 S14 E3 S13						
FGR=[YR=2022] S22 E21 N22 W21\$ E21 N5 E16 FOP=[YR=2022] W16						
S7 E17 N2 W1 N5\$ S5 E15 N39\$.						

LAND DESCRIPTION																								
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							