

CHADWICK EST. PHASE 1 PB6 PG1
 LOT 54 BLK B
 OR 1116 PG 623 OR 1188 P 572

REED DAWN JOY/REED JEFFREY CHARLES
 136 LONDON CIR
 CRAWFORDVILLE, FL 32327

2024

00-00-056-402-09946-054

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	VYL PLANK	60
Interior Floor	14	CARPET	40
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		4	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	2,025	100	2021
FGR	506	50	2021
FOP	175	30	2021
FOP	196	30	2021
PTO	120	5	2021
TOTALS	3,022		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2022									Heated Area: 2025 HX Base Yr 2022	
BLD DATE	06/01/2021	MMLB	LGL DATE	06/01/2021	MMLB								
XF DATE	06/01/2021	MMLB	LAND DATE	06/01/2021	MMLB								
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				254,637		
TOTAL MARKET OB/XF VALUE				5,151		
TOTAL LAND VALUE - MARKET				60,000		
TOTAL MARKET VALUE				319,788		
SOH/AGL Deduction				17,468		
ASSESSED VALUE				302,320		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				252,320		
TOTAL JUST VALUE				319,788		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				302,607		
H5 DUE TO COA PER NCOA REPORT - FAMILY MOVE						
2022 HX APP						
PU NEW SFD; XFOB'S CO 5-19-2021 MMLB						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000014	SFD-CO	0	01/20/2021			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/0017	7/30/2024	WD	Q	I	01	355,000
GRANTOR: BATES CARLOS						
GRANTEE: REED DAWN JOY						
1210/0889	5/28/2021	WD	Q	I	01	329,000
GRANTOR: HARTSFIELD CONSTRUCTI						
GRANTEE: BATES CARLOS						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2021] W26 PTO=[YR=2021] E12 N10 W12 S10\$						
FOP=[YR=2021] N14 W14 S14 E14\$ W27 S26 W5 S15 E5 S6 E25 N7 E5						
FOP=[YR=2021] W5 S7 W14 S7 E20 N7 W1 N7\$ N15 E23						
FGR=[YR=2021] W23 S22 E23 N22\$ N25\$.						

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	6.00	100	2021	2021	3	93	4,933	
2	0211	CONCRETE W	0	100	0	0		39.00	SF	6.00	6.00	100	2021	2021	3	93	218	

TOTAL OB/XF														5,151
136 LONDON CIR, CRAWFORDVILLE														

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							