

CHADWICK EST. PHASE 1 PB6 PG1  
 LOT 57 BLK B  
 OR 1116 G 623 OR 1189 P 641

ROGERS JOHN GARETH/ROGERS MARY  
 152 LONDON CIR  
 CRAWFORDVILLE, FL 32327

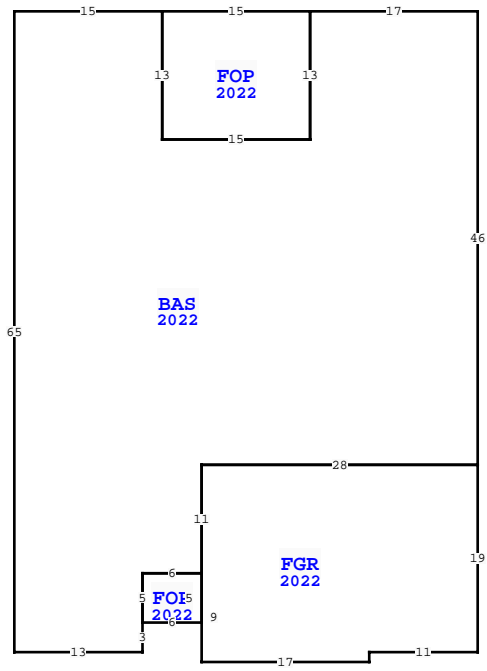
2024

00-00-056-402-09946-057



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	11	AVERAGE		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	07	VYL	PLANK	60	
Interior Floo	14	CARPET		40	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2022	2,280	240,064
FGR	549	50	2022	274	28,850
FOP	30	30	2022	9	948
FOP	195	30	2022	58	6,107
TOTALS	3,054			2,621	275,968

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%	- 2023									Heated Area: 2280 HX Base Yr 2023	



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				275,968		
TOTAL MARKET OB/XF VALUE				11,045		
TOTAL LAND VALUE - MARKET				60,000		
TOTAL MARKET VALUE				347,013		
SOH/AGL Deduction				6,719		
ASSESSED VALUE				340,294		
TOTAL EXEMPTION VALUE				55,000		
BASE TAXABLE VALUE				285,294		
TOTAL JUST VALUE				347,013		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				330,383		
FR PU XFOB LINE 4 - PRI FENCE						
DC OR 1274 P 539 CAROLYN TAYLOR 6/30/22						
PU NEW SFD, XFOB POWER 12/3/21 C/O12/29/21						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000610	SFD-CO	0	06/10/2021			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0211	3/04/2024	WD	Q	I	01	435,000
GRANTOR: BRAZIE PHILIP JOSEPH						
GRANTEE: ROGERS JOHN GARETH						
1246/0208	12/31/2021	WD	Q	I	01	400,900
GRANTOR: D.R. HORTON, INC						
GRANTEE: BRAZIE PHILIP JOSEPH						
BLD DATE						01/19/2022
XF DATE						01/19/2022
INC DATE						
LGL DATE						01/19/2022
LAND DATE						FRJS
AG DATE						
BLD DATE						01/19/2022
XF DATE						01/19/2022
INC DATE						
LGL DATE						01/19/2022
LAND DATE						FRJS
AG DATE						

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	0	0	1,052.00	SF	6.00	6.00	100	2021	2021	3	93	5,870	
2	0211	CONCRETE W	0	100	11	3	33.00	SF	6.00	6.00	100	2021	2021	3	93	184	
3	0625	PORT WD UT	0	100	8	12	96.00	SF	6.00	6.00	100	2021	2021	3	93	536	
4	0955	PRIVACY FE	0	100	0	0	300.00	LF	15.00	15.00	100	2022	2022	3	99	4,455	

TOTAL OB/XF														11,045			
152 LONDON CIR, CRAWFORDVILLE																	

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2022] W17 FOP=[YR=2022] W15 S13 E15 N13\$ S13 W15 N13 W15 S65 E13 N3 FOP=[YR=2022] E6 N5 W6 S5\$ N5 E6 FGR=[YR=2022] S9 E17 N1 E11 N19 W28 S11\$ N1E28 N46\$.													

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	DPTH 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										