CHADWICK EST. PHASE 1 PB6 PG1
LOT 59 BLK B
OR 1116 PG 623 OR 1170 P 226

MITCHELL TAKIYAH KANIKA/MITHCELL WILLIE JAMES JR
162 LONDON CIR
CRAWFORDVILLE, FL 32327

2024

00-00-056-402-09946-059

BUILDING CHARACTERISTICS

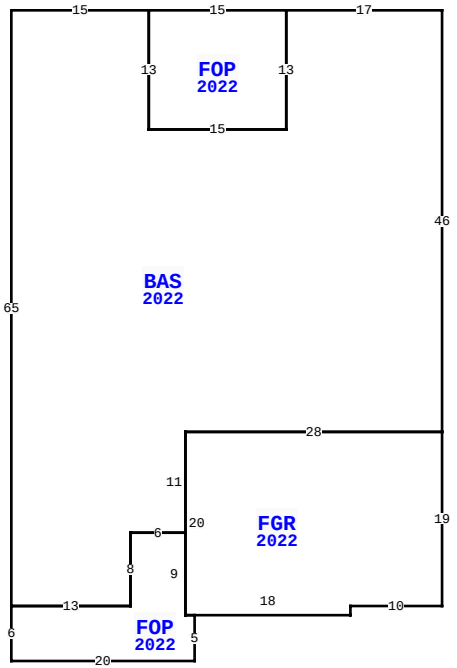
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	11	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		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	241,656
FGR	550	50	2022	275	29,148
FOP	167	30	2022	50	5,299
FOP	195	30	2022	58	6,147
TOTALS	3,192			2,663	282,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,663	112.7000	107.06	285,101	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2280 HX Base Yr 2023



162 LONDON CIR, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	57	17	969.00	SF	6.00	6.00	100	2022	2022	3	97	5,640	
2	0210	CONCRETE D	0	100	0	0	185.00	SF	6.00	6.00	100	2022	2022	3	97	1,077	
3	0211	CONCRETE W	0	100	7	3	21.00	SF	6.00	6.00	100	2022	2022	3	97	122	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		282,250
TOTAL MARKET OB/XF VALUE		6,839
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		349,089
SOH/AGL Deduction		9,788
ASSESSED VALUE		339,301
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		289,301
TOTAL JUST VALUE		349,089
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,418

MM PRMT CH P/U NEW SFD, XFOBS, C/O 1/28/2022

5 YR CHK NO CHANGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000608	SFD-CO	0	06/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1254/0195	2/25/2022	WD	Q	I	01	399,000
GRANTOR: D R HORTON INC						
GRANTEE: MITCHELL TAKIYAH KA						
1194/0522	2/22/2021	WD	Q	V	05	2,665,000
GRANTOR: PITMANS CUSTOM CONSTR						
GRANTEE: D.R. HORTON, INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 S13 W15 FOP=[YR=2022] E15 N13 W15 S13$ N13 W15 S65 FOP=[YR=2022] S6 E20 N5 W1 N9 W6 S8 W13$ E13 N8 E6 N11 E28 FGR=[YR=2022] W28 S20 E18 N1 E10 N19$ N46$.

LAND DESCRIPTION

TOTAL OB/XF 6,839

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 02/03/2022 BY MMJS Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 04/22/2026 BY SYS