

CHADWICK EST. PHASE 1 PB6 PG1
 LOT 64 BLK B
 OR 1116 PG 623 OR 1151 P 499

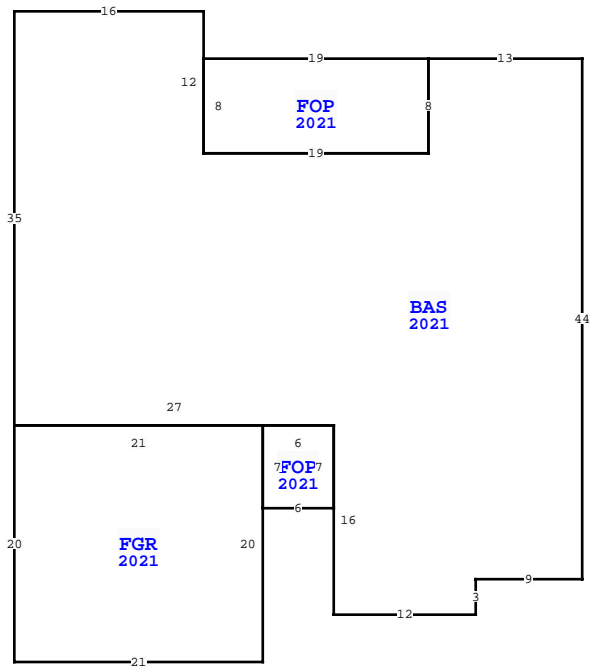
NAY LYNN DE MORAIS
 85 MANCHESTER DR
 CRAWFORDVILLE, FL 32327

2024

00-00-056-402-09946-064

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 80				
14	CARPET 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	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	1,709	100	2021	1,709	177,564
FGR	420	50	2021	210	21,819
FOP	42	30	2021	13	1,350
FOP	152	30	2021	46	4,779
TOTALS	2,323			1,978	205,514

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: 1709		HX Base Yr 2022					



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			205,514	
TOTAL MARKET OB/XF VALUE			5,698	
TOTAL LAND VALUE - MARKET			60,000	
TOTAL MARKET VALUE			271,212	
SOH/AGL Deduction			17,459	
ASSESSED VALUE			253,753	
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE			203,753	
TOTAL JUST VALUE			271,212	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			253,447	
PU NEW SFD; XFOB CO 3-4-2021				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
20000510	SFD-CO	0	07/21/2020	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1199/0242	3/19/2021	WD Q	V 01	270,000
GRANTOR: PITMANS CUSTOM CONSTR				
GRANTEE: NAY LYNN DE MORAIS				
1151/0499	5/15/2020	WD Q	V 05	270,000
GRANTOR: CHADWICK ESTATES OF W				
GRANTEE: PITMANS CUSTOM CONS				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2021] W13 S8 W19 FOP=[YR=2021] E19 N8 W19 S8\$ N12 W16 S35 FGR=[YR=2021] S20 E21 N20 FOP=[YR=2021] S7 E6 N7 W6\$ W21\$ E27 S16 E12 N3 E9 N44\$.				

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	53	17			6.00	100	2021	2021	3	93	5,028	
2	0211	CONCRETE W	0	100	20	6			6.00	100	2021	2021	3	93	670	
TOTALS													5,698			

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				0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							