

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

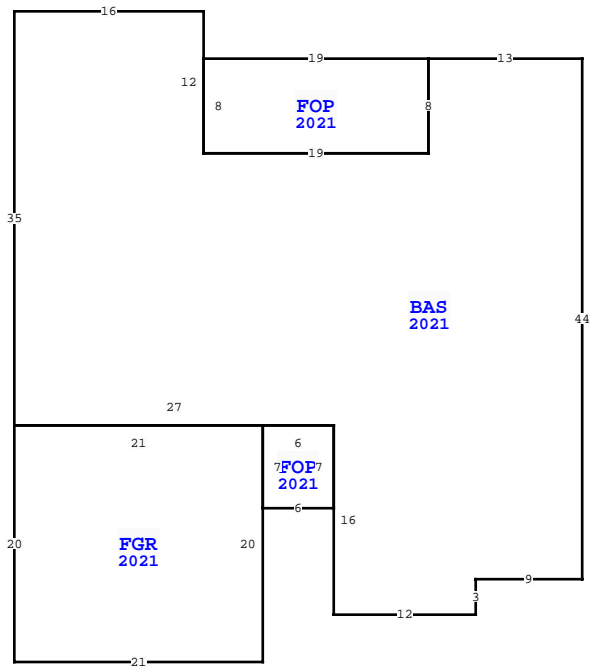
NAY LYNN DE MORAIS
 85 MANCHESTER DR
 CRAWFORDVILLE, FL 32327

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	
0100	01	1,978	111.6000	106.02	209,708	2021	2021	0	0	2.00	98.00	
1 SINGLE FAM 100% - 2022 Heated Area: 1709 HX Base Yr 2022												



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
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 / U	V / I	RSN CD	SALE PRICE
1199/0242	3/19/2021	WD Q	Q	V	01	270,000
GRANTOR: PITMANS CUSTOM CONSTR						
GRANTEE: NAY LYNN DE MORAIS						
1151/0499	5/15/2020	WD Q	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													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								