

CHADWICK EST. PHASE 1 PB6 PG1
 LOT 67 BLK B
 OR 1116 PG 623 OR 1151 P 521

FERNANDEZ JUAN MANUEL/MARCELLO JAMIE NICHOLE
 67 MANCHESTER DR
 CRAWFORDVILLE, FL 32327

2024

00-00-056-402-09946-067

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 60
Interior Floo	04	C ABOVE	GD 40
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms			4 100
Bathrooms			2 100
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	2,237	100	2021
FGR	420	50	2021
FOP	160	30	2021
FOP	170	30	2021
TOTALS	2,987		

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: 2237					HX Base Yr 2022			

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			264,528	
TOTAL MARKET OB/XF VALUE			7,654	
TOTAL LAND VALUE - MARKET			60,000	
TOTAL MARKET VALUE			332,182	
SOH/AGL Deduction			17,357	
ASSESSED VALUE			314,825	
TOTAL EXEMPTION VALUE			HX HB VX 13 314,825	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			332,182	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			315,148	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1000506	SFD	0	06/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/0414	1/10/2022	WD	U	I	30	100

BUILDING NOTES						
GRANTOR: FERNANDEZ JUAN MANUEL						
GRANTEE: FERNANDEZ JUAN MANU						
1244/0096	12/17/2021	WD	Q	I	01	386,500
GRANTOR: D.R. HORTON, INC						
GRANTEE: FERNANDEZ JUAN MANU						

BUILDING DIMENSIONS						
BAS=[YR=2021] W15 S8 W20 FOP=[YR=2021] E20 N8 W20 S8\$ N8						
W14 S38 E21 FGR=[YR=2021] W21 S20 E21 FOP=[YR=2021] W1 S5						
E29 N5 W23 N5 W5 S5\$ N20 \$ S15 E5 S5 E23 N58\$.						

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	59	17	1,003.00	SF	6.00	6.00	100	2021	2021	3	93	5,597	
2	0211	CONCRETE W	0 100	8	3	24.00	SF	6.00	6.00	100	2021	2021	3	93	134	
3	0955	PRIVACY FE	0 100	0	0	127.00	LF	15.00	15.00	100	2021	2021	3	98	1,867	
4	0210	CONCRETE D	0 100	10	1	10.00	SF	6.00	6.00	100	2021	2021	3	93	56	

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							