

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 SUMMARY | | | | | |
| 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 | |
| PU NEW SFD, XFOBS C/O 12/13/21 | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | |
| C1000506 | SFD | 0 | 06/01/2021 | | |
| SALES DATA | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q / V / I / | RSN CD | SALE PRICE |
| 1246/0414 | 1/10/2022 | WD U | I | 30 | 100 |
| 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 NOTES | | | | | |
| 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 | | | | | | | |