CHADWICK EST. PHASE 1 PB6 PG1
LOT 71 BLK B
OR 1116 PG 623 OR 1151 P 171

HICKS JOEY BRANDON/HICKS ERICA WEIKERT
45 MANCHESTER DRIVE
CRAWFORDVILLE, FL 32327

2024

00-00-056-402-09946-071

BUILDING CHARACTERISTICS

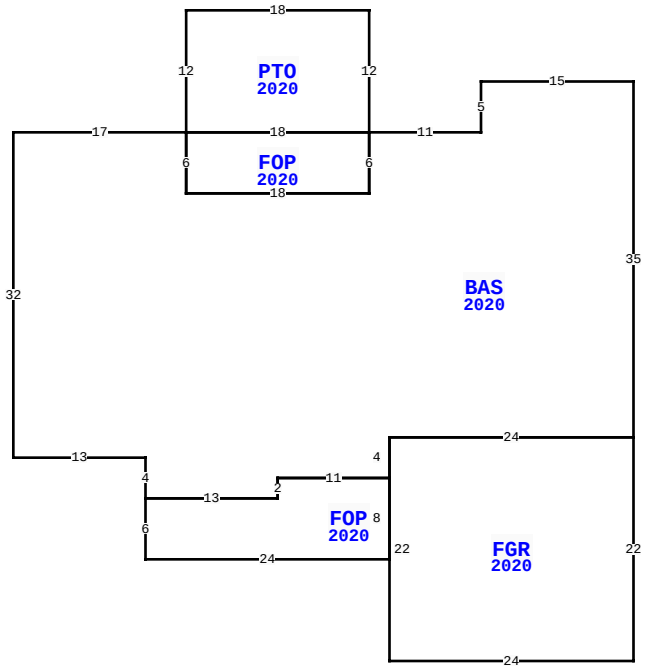
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,945	100	2020	1,945	202,362
FGR	528	50	2020	264	27,467
FOP	108	30	2020	32	3,329
FOP	166	30	2020	50	5,202
PTO	216	5	2020	11	1,145
TOTALS	2,963			2,302	239,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,302	112.9000	107.26	246,913	2020	2020	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2021 Heated Area: 1945 HX Base Yr 2021



45 MANCHESTER DR, CRAWFORDVILLE

BLD DATE	09/02/2020	RTJT	LGL DATE		
XF DATE	09/02/2020	RTJT	LAND DATE	09/02/2020	RTJT
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		239,506
TOTAL MARKET OB/XF VALUE		8,550
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		308,056
SOH/AGL Deduction		44,920
ASSESSED VALUE		263,136
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		213,136
TOTAL JUST VALUE		308,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,772

FLOORING AND FRAME OF BLDG
VERIFIED NEW CONST CARD - CORRECTED
ADD X &PORT FOR 2021- HICKS .
HICKS PORTED 2020 VALUES FROM 10297-A44

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000373	SFD-CO	0	05/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1168/0507	9/10/2020	WD	Q	I	01	288,000
GRANTOR: HARTSFIELD CONSTRUCTI						
GRANTEE: HICKS JOEY BRANDON						
1151/0171	5/14/2020	WD	Q	V	05	540,000
GRANTOR: CHADWICK ESTATES OF W						
GRANTEE: HARTSFIELD CONSTRUC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 S5 W11 PTO=[YR=2020] N12 W18 S12 E18$
FOP=[YR=2020] W18 S6 E18 N6$ S6 W18 N6 W17 S32 E13 S4 E13
FOP=[YR=2020] W13 S6 E24 N8 W11 S2$ N2 E11 N4 FGR=[YR=2020]
S22 E24 N22 W24$ E24 N35$.

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	52	16	832.00	SF	6.00	6.00	100	2020	2020	3	89	4,443	
2	0211	CONCRETE W	0	100	24	4	96.00	SF	6.00	6.00	100	2020	2020	3	89	513	
3	0955	PRIVACY FE	0	100	0	0	247.00	LF	15.00	15.00	100	2020	2020	3	97	3,594	

LAND DESCRIPTION

TOTAL OB/XF 8,550

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 09/02/2020 BY RTJT Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 06/17/2026 BY SYS