

CHADWICK EST. PHASE 1 PB6 PG1  
 LOT 74 BLK B  
 OR 1116 PG 623 OR 1169 P 551

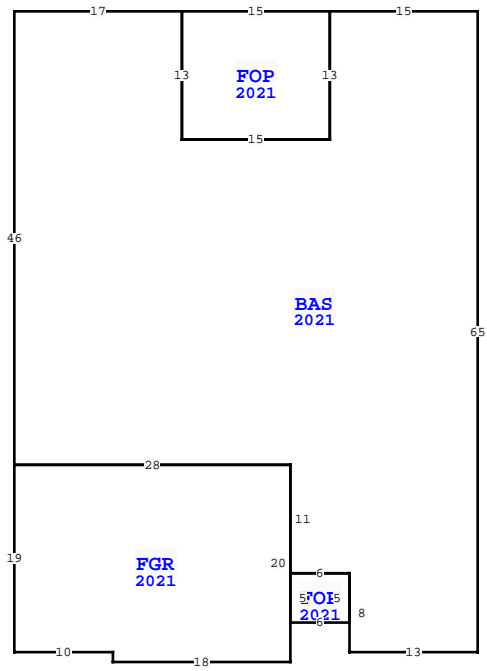
ET-5 GP LP  
 27 MANCHESTER DR  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-056-402-09946-074

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
11	AVERAGE 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	4	100		
	Bathrooms	3	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA		10		
402.00	NEIGHBORHOOD/LOC	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2021	2,280	239,439
FGR	550	50	2021	275	28,880
FOP	30	30	2021	9	945
FOP	195	30	2021	58	6,091
TOTALS	3,055			2,622	275,355

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,622	112.8000	107.16	280,974	2021	2021	0	0	2.00	98.00		
1 SINGLE FAM 0% - 0 Heated Area: 2280 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		275,355	
TOTAL MARKET OB/XF VALUE		6,350	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		341,705	
SOH/AGL Deduction		0	
ASSESSED VALUE		341,705	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		341,705	
TOTAL JUST VALUE		341,705	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		324,894	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000221	SFD-CO	0	03/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/0217	9/29/2021	WD	Q	V	01	394,500
GRANTOR: D.R. HORTON, INC						
GRANTEE: ET-5 GP, LP						
1194/0522	2/22/2021	WD	Q	V	05	2,665,000
GRANTOR: PITMANS CUSTOM CONSTR						
GRANTEE: D.R. HORTON, INC						

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	0	53	17	901.00	SF	6.00	6.00	100	2021	2021	3	93	5,028	
2	0210	CONCRETE D	0	0	0	0	207.00	SF	6.00	6.00	100	2021	2021	3	93	1,155	
3	0211	CONCRETE W	0	0	10	3	30.00	SF	6.00	6.00	100	2021	2021	3	93	167	

BLD DATE		08/25/2021	MMLB	LGL DATE	
XF DATE	08/25/2021	MMLB	LAND DATE	08/25/2021	MMLB
INC DATE			AG DATE		

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2021] W15 S13 W15 N13 FOP=[YR=2021] S13 E15 N13 W15\$ W17 S46 E28 FGR=[YR=2021] W28 S19 E10 S1 E18 N20\$ S11 E6 FOP=[YR=2021] W6 S5 E6 N5\$ S8 E13 N65\$.													

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							