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

BUILDING CHARACTERISTICS

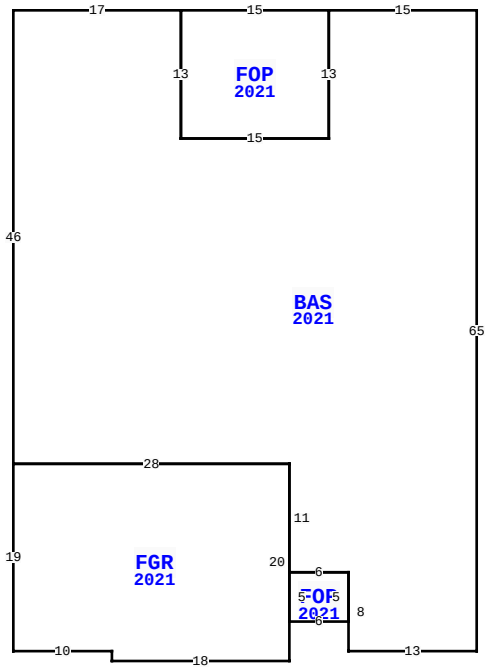
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 90
Exterior Wall	11	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		3 100
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	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	0	2.00	98.00

1 SINGLE FAM 0% - 0 Heated Area: 2280 HX Base Yr



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

27 MANCHESTER DR, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

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	
PREVIOUS YEAR MKT VALUE	324,894

2024 TRIM RTS - UTF

PU NEW SFD; XFOB'S CO 8-19-2021 MMLB

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						

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 6,350

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

REVIEW DATE 08/25/2021 BY MMLB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 04/22/2026 BY SYS