

CHADWICK EST. PHASE 1 PB6 PG1  
 LOT 78 BLK B  
 OR 1116 PG 623 OR 1169 P 330

BLEISTEIN MICHAEL/  
 3 MANCHESTER DR  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-056-402-09946-078

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 Floor	07	VYL	PLANK	60	
Interior Floor	14	CARPET		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,237	100	2022	2,237	231,429
FGR	420	50	2022	210	21,726
FOP	160	30	2022	48	4,966
FOP	170	30	2022	51	5,277
TOTALS	2,987			2,546	263,396

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%	- 2023								
Heated Area: 2237						HX Base Yr 2023					

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				263,396		
TOTAL MARKET OB/XF VALUE				5,395		
TOTAL LAND VALUE - MARKET				60,000		
TOTAL MARKET VALUE				328,791		
SOH/AGL Deduction				10,564		
ASSESSED VALUE				318,227		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				268,227		
TOTAL JUST VALUE				328,791		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				308,958		
MM P/U NEW SFD, XFOBS, C/O 8/2/2022						
5YR PRCL CK NC						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
22000082	SFD	0	02/02/2022			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/0719	10/21/2022	WD	Q	I	01	389,000
GRANTOR: D.R. HORTON, INC						
GRANTEE: BLEISTEIN MICHAEL						
1206/0311	4/28/2021	WD	Q	V	05	187,500
GRANTOR: HARTSFIELD CONSTRUCTI						
GRANTEE: D.R. HORTON, INC						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2022] W15 S8 W20 FOP=[YR=2022] E20 N8 W20 S8\$ N8 W14 S38 E21 FGR=[YR=2022] W21 S20 E21 FOP=[YR=2022] 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	56	16		896.00	SF	6.00	100	2022	2022	3	97	5,215
2	0211	CONCRETE W	0	100	0	0		31.00	SF	6.00	100	2022	2022	3	97	180

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							