

CHADWICK ESTATES
 PHASE 2 PB 6/6 BLK A LOT 3
 OR 1116 P 623 OR 1189 P 658

WATKINS MICHAEL A/SCHEURER KRISTIN M
 15 WINDSOR WAY
 CRAWFORDVILLE, FL 32327

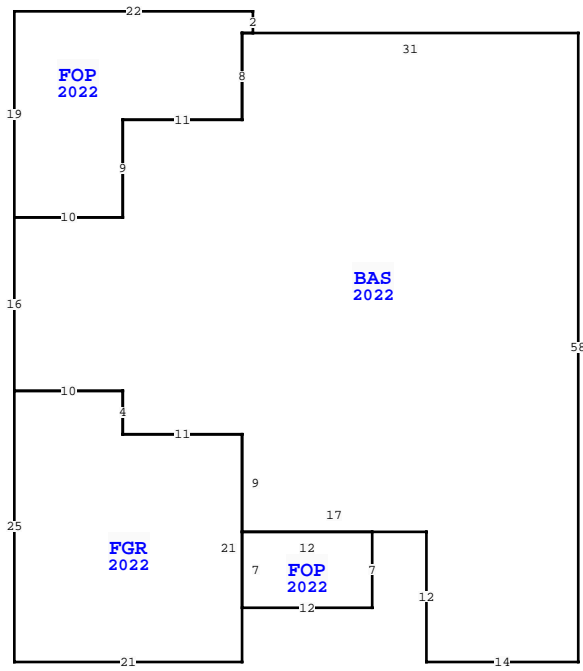
2024

00-00-056-405-09946-003



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			3 100		
Bathrooms			2.5 100		
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	2,073	100	2022	2,073	217,971
FGR	481	50	2022	240	25,235
FOP	84	30	2022	25	2,628
FOP	302	30	2022	91	9,568
TOTALS	2,940			2,429	255,404

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	50%	- 2023								
				Heated Area: 2073							
					HX Base Yr 2023						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			255,404
TOTAL MARKET OB/XF VALUE			5,517
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			320,921
SOH/AGL Deduction			5,343
ASSESSED VALUE			315,578
TOTAL EXEMPTION VALUE	HA HAB	50,000	
BASE TAXABLE VALUE			265,578
TOTAL JUST VALUE			320,921
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,197
2023 HOMESTEAD HA 50% TENANTS IN COMMON			
MM P/U NEW SFD, XFOB, C/O 7/22/2022			
5 YR CHK NO CHANGE			
NEW SUBD CREATED FROM PARENT PRCL 09946-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN22-00003	SFD-CO	0	02/25/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1276/0512	7/28/2022	WD Q	Q	I	01	374,900
GRANTOR: SOUTHERN COASTAL CONS						
GRANTEE: WATKINS MICHAEL A &						
1189/0658	1/14/2021	WD Q	Q	V	05	495,000
GRANTOR: CHADWICK ESTATES OF W						
GRANTEE: SOUTHERN COASTAL CO						

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	50	52	17	884.00	SF	6.00	6.00	100	2022	2022	3	97	5,145	
2	0211	CONCRETE W	0	50	16	4	64.00	SF	6.00	6.00	100	2022	2022	3	97	372	

15 WINDSOR WAY, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2022] W31 S8 W11 S9 W10 FOP=[YR=2022] E10 N9 E11 N8 E1 N2 W22 S19\$ S16 FGR=[YR=2022] S25 E21 N21 W11 N4 W10\$ E10 S4 E11 S9 FOP=[YR=2022] S7 E12 N7 W12 \$ E17 S12 E14 N58\$.									

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	DPHT 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	50			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							