

CHADWICK ESTATES
 PHASE 2 PB 6/6 BLK A LOT 21
 OR 1116 P 623 OR 1169 P 634

GIAMPAOLO JAMES T ET AL/FRENCH JULIA S GIAMPAOLO E
 54 AVONDALE DRIVE
 CRAWFORDVILLE, FL 32327

2024

00-00-056-405-09946-021

ELEMENT		CD	CONSTRUCTION
Foundation	02		CONCR SLAB 100
Frame	05		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	12		HARDWOOD 70
Interior Floo	14		CARPET 30
Heating Type	04		AIR DUCTED 100
Air Condition	03		CENTRAL 100
Bedrooms			4 100
Bathrooms			4 100
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
BAS	1,878	100	2021
FGR	477	50	2021
FOP	102	30	2021
FOP	210	30	2021
OWH	306	100	2021
PTO	220	5	2021
TOTALS	3,193		

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
0100	01	2,527	119.0000	113.05	285,677	2021	2021	0	0	2.00	98.00															
1 SINGLE FAM 100% - 2024 Heated Area: 2184 HX Base Yr 2024																										
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>07/28/2021</th> <th>MMLB</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>07/28/2021</th> <th>MMLB</th> <th>LAND DATE</th> <th>07/28/2021</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>												BLD DATE	07/28/2021	MMLB	LGL DATE		XF DATE	07/28/2021	MMLB	LAND DATE	07/28/2021	INC DATE			AG DATE	
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WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			279,963
TOTAL MARKET OB/XF VALUE			6,288
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			346,251
SOH/AGL Deduction			0
ASSESSED VALUE			346,251
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			296,251
TOTAL JUST VALUE			346,251
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,479
MAIL ADDR CHG PER TAX COLL COA FORM			
PRMT PU UTILITY BLDG CC 04/11/22			
2022 TRIM RETURNED TO SENDER - UFT			
PU NEW SFD; XFOB'S CO 7-13-2021 MMLB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000271	SHED	0	03/30/2022
2000248	SFD-CO	0	12/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/0559	12/26/2023	QC	U	I	11	100
GRANTOR: GIAMPAOLO JAMES T & J						
GRANTEE: GIAMPAOLO JAMES T &						
1222/0780	7/27/2021	WD	Q	I	01	372,400
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: GIAMPAOLO JAMES T &						

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	45 19	855.00	SF	6.00	6.00	100	2021	2021	3	93	4,771	
2	0211	CONCRETE W	0 100	0 0	105.00	SF	6.00	6.00	100	2021	2021	3	93	586	
3	0625	PORT WD UT	0 100	16 10	160.00	SF	6.00	6.00	100	2022	2022	3	97	931	

BUILDING NOTES											
BAS=[YR=2021] W14 S18 W17 OWH=[YR=2021] E17 N18 W17 FOP=[YR=2021] N2 W21 PTO=[YR=2021] E22 N10 W22 S10\$ S10 E21 N8\$ S18\$ N10 W21 S25 E9 S4 E12 FGR=[YR=2021] W12 N4 W9 S25 E21 N21\$ S10 E17 FOP=[YR=2021] W17 S6 E17 N6\$ S11 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	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							