

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

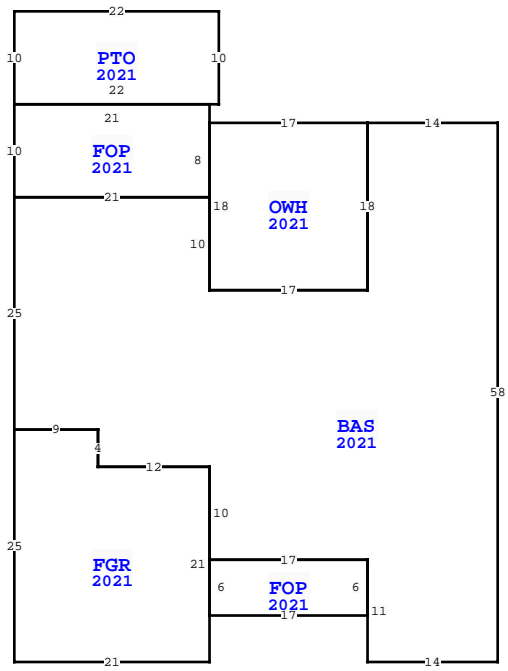
GIAMPAOLO JAMES T ET AL/FRENCH JULIA S GIAMPAOLO E
 54 AVONDALE DRIVE
 CRAWFORDVILLE, FL 32327

2024

00-00-056-405-09946-021

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 100		
Frame	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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	2021	1,878	208,062
FGR	477	50	2021	238	26,368
FOP	102	30	2021	31	3,435
FOP	210	30	2021	63	6,980
OWH	306	100	2021	306	33,901
PTO	220	5	2021	11	1,219
TOTALS	3,193			2,527	279,963

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											



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			6.00	100	2021	2021	3	93	4,771	
2	0211	CONCRETE W	0	100	0	0			6.00	100	2021	2021	3	93	586	
3	0625	PORT WD UT	0	100	16	10			6.00	100	2022	2022	3	97	931	

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							