

CHADWICK ESTATES  
 PHASE 2 PB 6/6 BLK A LOT 23  
 OR 1116 P 623 OR 1169 P 634

DORMAN CODY D/DORMAN BROOKE R  
 44 AVONDALE DR  
 CRAWFORDVILLE, FL 32327

2024

00-00-056-405-09946-023



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																							
															VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 60,000 TOTAL MARKET VALUE 60,000 SOH/AGL Deduction 16,000 ASSESSED VALUE 44,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 44,000 TOTAL JUST VALUE 60,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 40,000																							
															ADS INSP 8-28-24 PU SFD AND XF IN FUTURE NEW 5 YR PRCL CK NC NEW SUBD CREATED FROM PARENT PRCL 09946-000																							
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1374/0258	8/12/2024	WD	Q	I	01	480,400																																
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TOTALS																																						
EXTRA FEATURES															44 AVONDALE DR, CRAWFORDVILLE																							
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																						

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							