

CHADWICK ESTATES  
 PHASE 2 PB 6/6 BLK A LOT 28  
 OR 1116 P 623 OR 1169 P 634

SOUTHERN COASTAL HOMES INC  
 1022 WEST 23RD STREET STE 300  
 PANAMA CITY, FL 32405

2024

00-00-056-405-09946-028



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 PRMT CK, PU SFD PU XFOBS AS FUTURE NEW. 5 YR PRCL CK NC																			
DOR CODE			0000 VACANT RESIDENTIAL													PERMIT NUM				DESCRIPTION				AMT		ISSUED								
MAP NUM			2		MKT AREA		10												OBN24-00005				SFD-CO						02/08/2024					
NEIGHBORHOOD/LOC			402.00		1.00/												SALES DATA																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I / V		RSN CD		SALE PRICE		
																						1169/0634		9/15/2020		WD Q		V		05		495,000		
										GRANTOR: CHADWICK ESTATES OF W										GRANTEE: SOUTHERN COASTAL HO														
										TOTALS										BUILDING NOTES														
EXTRA FEATURES			16 AVONDALE DR, CRAWFORDVILLE										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		BUILDING DIMENSIONS									
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	DPHT 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												