

ELM RIDGE LOT 22  
OR 1097 P 84 OR 1098 P 512  
OR 1160 P 104

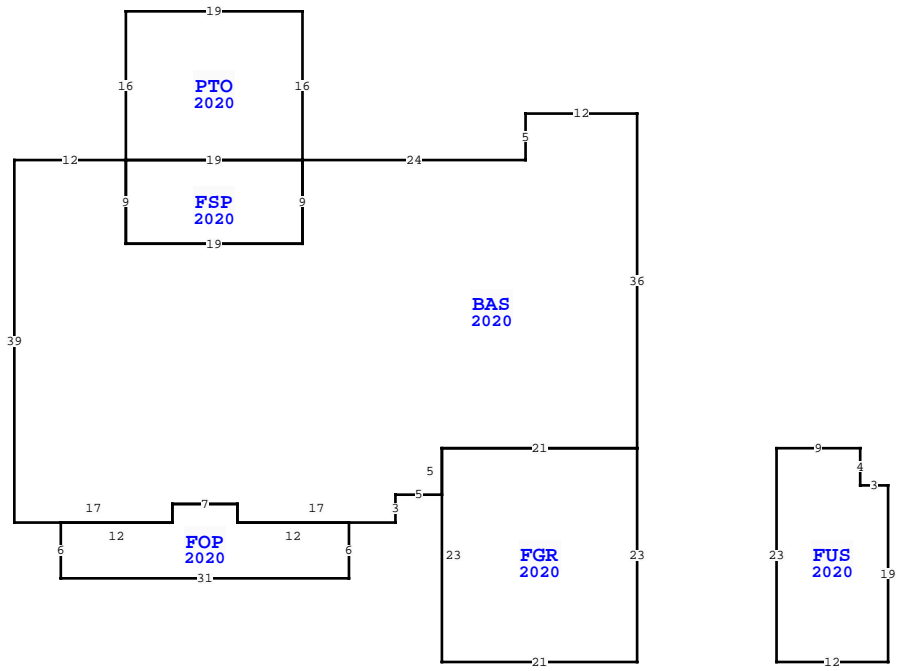
MANZI JAMES P/MANZI JEREMIE J  
202 ELM RIDGE LOOP  
CRAWFORDVILLE, FL 32327

**2024**

16-3S-01W-395-04402-022

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 100		
Frame	02		WOOD FRAME 100		
Exterior Wall	05		HARDIE BRD 100		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floor	12		HARDWOOD 70		
Interior Floor	14		CARPET 30		
Heating Type	04		AIR DUCTED 100		
Air Condition	03		CENTRAL 100		
Bedrooms			4 100		
Bathrooms			2.5 100		
Story Height			0 100		
Stories	1.		1. 100		
Units			0 100		
Kitchen	GD		GOOD 100		
Quality	07		GOOD		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	2		MKT AREA 10		
NEIGHBORHOOD/LOC	395.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,305	100	2020	2,305	334,461
FGR	483	50	2020	242	35,115
FOP	200	30	2020	60	8,706
FSP	171	55	2020	94	13,639
FUS	264	100	2020	264	38,307
PTO	304	5	2020	15	2,177
TOTALS	3,727			2,980	432,405

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021		445,778	2020	2020	0	0	3.00	97.00
Heated Area: 2569 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		432,405	
TOTAL MARKET OB/XF VALUE		88,711	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		591,116	
SOH/AGL Deduction		97,716	
ASSESSED VALUE		493,400	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		443,400	
TOTAL JUST VALUE		591,116	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		595,153	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN21-00033	SOLAR PANELS - CC	0	12/10/2021
21000995	POLE BARN-CC	0	10/13/2021
21000904	SWIMMING POOL	0	10/07/2021
20000026	SFD-CO	0	03/13/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1160/0104	7/15/2020	WD Q	Q	I	01	413,300

GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: MANZI JAMES P & JER						
1098/0512	1/18/2019	WD U	V	43		1,750,000
GRANTOR: GENE CUTCHIN CONSTRUC						
GRANTEE: PAFFORD PROPERTIES						

BUILDING NOTES	
BAS=[YR=2020] W12 S5 W24 PTO=[YR=2020] N16 W19 S16 E19\$	
FSP=[YR=2020] W19 S9 E19 N9\$ S9 W19 N9 W12 S39 E17	
FOP=[YR=2020] W12 S6 E31 N6 W12 N2 W7 S2\$ N2 E7 S2 E17 N3 E5	
N5 FGR=[YR=2020] S23 E21 N23 W21\$ E21 PTR=E15 FUS=[YR=2020] S23 E12 N19 W3 N4 W9\$ W15\$ N36\$.	

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	0	0			918.00	SF	6.00	6.00	100	2020	2020	3	89	4,902	
2	0211	CONCRETE W	0	100	75	4			300.00	SF	6.00	6.00	100	2020	2020	3	89	1,602	
3	0030	BARN, POLE	0	100	24	16			384.00	SF	9.00	9.00	100	2021	2021	3	93	3,214	
4	0030	BARN, POLE	0	100	36	30			1,080.00	SF	9.00	9.00	100	2021	2021	3	93	9,040	
5	0625	PORT WD UT	0	100	20	10			200.00	SF	6.00	6.00	100	2021	2021	3	93	1,116	
6	1450	SOLAR PANE	0	100	0	0			52.00	UT	0.00	0.00	100	2021	2021	3	93	0	
7	0230	POOL, CONCR	0	100	40	20			800.00	SF	65.00	65.00	100	2022	2022	3	97	50,440	
8	0209	CONCRETE P	0	100	0	0			1,154.00	SF	8.00	8.00	100	2022	2022	3	97	8,955	
9	0209	CONCRETE P	0	100	27	6			162.00	SF	8.00	8.00	100	2022	2022	3	97	1,257	
10	0209	CONCRETE P	0	100	32	16			512.00	SF	8.00	8.00	100	2022	2022	3	97	3,973	

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

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																				ADD HX FOR 2021-MANZI 5 YR PRCL CK, PU NEW SFD & XFOB LN 1,2 CORRECTED PARCEL USE CODE. 5.05 AC S/O OF PRNT PRCL TO CREATE NEW SUB																																	
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11	0211	CONCRETE W	0 100	0 0	157.00	SF	6.00	6.00	100	2022	2022	3	97	914																																							
12	0075	WOOD FENCE	0 100	340 0	340.00	LF	10.00	10.00	100	2024	2022		97	3,298																																							
TOTAL OB/XF 4,212																																																					
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REVIEW DATE 04/13/2022 BY JSAK Total Acres: 5.05 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 04/22/2026 BY SYS																																																					