

SONGBIRD SUB  
BLK A LOT 2  
OR 404 P 860 OR 477 P 859

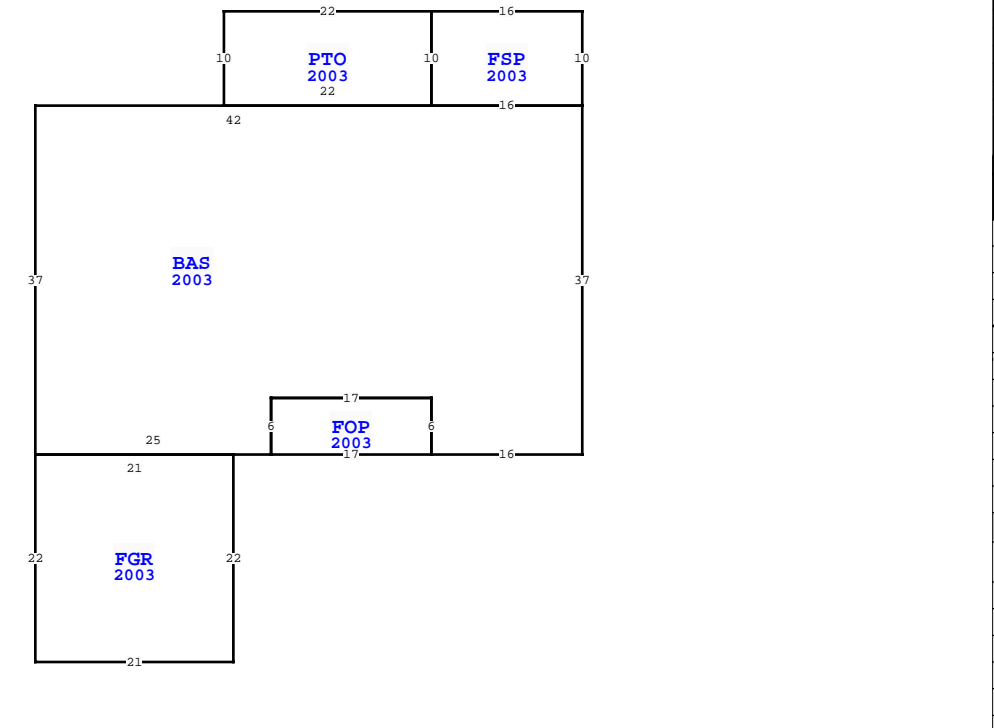
GREGG FAMILY TRUST/GREGG BARBARA JANE  
14 THRASHER LANE  
CRAWFORDVILLE, FL 32327

**2024**

00-00-074-272-10223-A02

BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	02 CONCR SLAB 100
Frame	02 WOOD FRAME 100
Exterior Wall	05 HARDIE BRD 90
Exterior Wall	19 COMMON BRK 10
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Heating Type	04 AIR DUCTED 100
Air Condition	03 CENTRAL 100
Bedrooms	4 100
Bathrooms	2 100
Story Height	0 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,405	116.7000	116.41	279,966	2003	2003	0	0	0	20.00	80.00		



Quality		03 AVERAGE			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		2 MKT AREA 10			
NEIGHBORHOOD/LOC		272.00 1.05/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,044	100	2003	2,044	190,354
FGR	462	50	2003	231	21,513
FOP	102	30	2003	31	2,887
FSP	160	55	2003	88	8,195
PTO	220	5	2003	11	1,025
<b>TOTALS</b>	<b>2,988</b>			<b>2,405</b>	<b>223,973</b>

14 THRASHER LN, CRAWFORDVILLE

BLD DATE	11/04/2020	MMAK	LGL DATE	
XF DATE	11/04/2020	MMAK	LAND DATE	11/04/2020 MMAK
INC DATE			AG DATE	

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	1,479.00	SF	6.00	6.00	100	2003	2003	3	21	1,864	
2	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2003	2003	3	60	780	
3	0955	PRIVACY FE	0	100	0	0	470.00	LF	15.00	15.00	100	2003	2003	3	0	0	
4	0211	CONCRETE W	0	100	5	4	20.00	SF	6.00	6.00	100	2003	2003	3	21	25	
5	0625	PORT WD UT	0	100	10	16	160.00	SF	6.00	6.00	100	2006	2006	3	27	259	

TOTAL OB/XF 2,928

LAND DESCRIPTION																								
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	50,000.00	50,000.00	50,000							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				223,973	
TOTAL MARKET OB/XF VALUE				2,928	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				276,901	
SOH/AGL Deduction				96,460	
ASSESSED VALUE				180,441	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				130,441	
TOTAL JUST VALUE				276,901	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				264,838	
DC OR 1369 P 496 DONALD GREGG					
5 YR PRCL CH, N/C					
5 YR PRCL CH, CORR FLOOR, CORR CODE XFOB LN 5					
4-5, PU BEDS, CHG EXW, PU NEW TRAV, FRME					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
18000471	MECH-CO	0	11/27/2018		
15000424	DOOR	0	05/13/2015		
30086	SFD	0	04/11/2003		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1371/0363	7/31/2024	QC	U	I	11	100
GRANTOR: GREGG BARBARA J						
GRANTEE: GREGG FAMILY TRUST						
0514/0061	11/19/2003	WD	Q	I		171,375
GRANTOR: WAKULLA BUILDERS						
GRANTEE: GREGG						

BUILDING NOTES													

BUILDING DIMENSIONS													
FSP=[YR=2003] W16 S10 E16 BAS=[YR=2003] W16 PTO=[YR=2003] N10 W22 S10 E22\$ W42 S37 FGR=[YR=2003] S22 E21 N22 W21\$ E25 FOP=[YR=2003] E17 N6 W17 S6 \$ N6 E17 S6 E16 N37\$ N10\$.													