

SONGBIRD SUB
BLK A LOT 5
OR 404 P 860 OR 444 P 473

HOWARTH ERIC/FRANCABANDERA BAMBI
17 THRASHER LN
CRAWFORDVILLE, FL 32327

2024

00-00-074-272-10223-A05

BUILDING CHARACTERISTICS		CONSTRUCTION	
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	07	VYL PLANK	80
Interior Floo	11	CLAY TILE	20
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	100
Bathrooms		3	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	272.00	1.05/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,033	100	2002
FGR	400	50	2002
FOP	183	30	2002
FSP	192	55	2002
PTO	192	5	2002
TOTALS	3,000		

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
0100	01	2,404	116.8000	116.51	280,090	2002	2002	0	0	21.00	79.00																	
1 SINGLE FAM 100% - 2015 Heated Area: 2033 HX Base Yr 2015																												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>11/04/2020</th> <th>MMAK</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>11/04/2020</th> <th>MMAK</th> <th>LAND DATE</th> <th>11/04/2020</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>														BLD DATE	11/04/2020	MMAK	LGL DATE		XF DATE	11/04/2020	MMAK	LAND DATE	11/04/2020	INC DATE			AG DATE	
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WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			221,271
TOTAL MARKET OB/XF VALUE			2,645
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			273,916
SOH/AGL Deduction			89,852
ASSESSED VALUE			184,064
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			134,064
TOTAL JUST VALUE			273,916
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			261,150
5 YR PRCL CH, CHG FLOR, PU XFOB LN 4			
MARRIAGE BAMBI DEE FRANCA BANDERA			
DEED POSTED IN ERROR			
COCR180015- CORRECT OWNER AND REINSTATE HX			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000434	RE-ROOF/SHINGLES-		07/10/2024
29026	AFD	0	05/14/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1097/0499	11/02/2018	QC	U	I	30	100
GRANTOR: HOWARTH BAMBI D						
GRANTEE: HOWARTH ERIC S						
0569/0802	12/10/2004	WD	Q	I	01	229,000
GRANTOR: WAKULLA BUILDERS INC						
GRANTEE: HOWARTH/FRANCABANDE						

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	1,397.00	SF	6.00	6.00	100	2002	2002	3	20	1,676	
2	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2002	2002	3	59	767	
3	0211	CONCRETE W	0	100	56	3	168.00	SF	6.00	6.00	100	2002	2002	3	20	202	
4	0580	PRTBLE GRN	0	100	8	6	48.00	SF	0.00	0.00	100	2018	2018	3	80	0	

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							

TOTAL OB/XF														2,645									
REVIEW DATE 11/04/2020 BY MMAK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/10/2026 BY SYS																							