

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
00-00-074-272-10223-A05

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

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
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	50,000		
BASE TAXABLE VALUE	134,064		
TOTAL JUST VALUE	273,916		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	261,150		
5 YR PRCL CH, CHG FLOR, PU XFOB LN 4			
MARRIAGE BAMBI DEE FRANCABANDERA			
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	1,397.00	SF	6.00	6.00	100	2002	2002	3	20	1,676	
2	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2002	2002	3	59	767	
3	0211	CONCRETE W	0	100	56	3	SF	6.00	6.00	100	2002	2002	3	20	202	
4	0580	PRTBLE GRN	0	100	8	6	SF	0.00	0.00	100	2018	2018	3	80	0	

BUILDING NOTES													
BAS=[YR=2002] W17 FSP=[YR=2002] W16 S12 E16 N12\$ S12 W16													
PTO=[YR=2002] N12 W16 S12 E16\$ W26 S22 FGR=[YR=2002] S20 E20													
N20 W20\$ E20 S14 FOP=[YR=2002] S6 E28 N6 W1 N3 W5 S3 W22\$ E22													
N3 E5 S3 E12 N48\$.													

BUILDING DIMENSIONS													
BAS=[YR=2002] W17 FSP=[YR=2002] W16 S12 E16 N12\$ S12 W16													
PTO=[YR=2002] N12 W16 S12 E16\$ W26 S22 FGR=[YR=2002] S20 E20													
N20 W20\$ E20 S14 FOP=[YR=2002] S6 E28 N6 W1 N3 W5 S3 W22\$ E22													
N3 E5 S3 E12 N48\$.													

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							