

SONGBIRD SUBD
BLK B LOT 6
OR 555 P 143

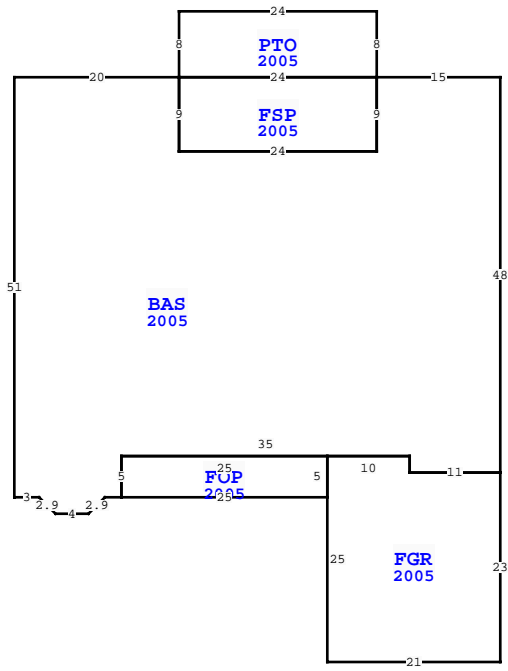
LADWIG GLENN/LADWIG CRYSTAL
48 BUNTING DR
CRAWFORDVILLE, FL 32327

2024

00-00-074-272-10223-B06

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 90			
Exterior Wall	20	FACE BRICK 10			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	07	VYL PLANK 70			
Interior Floo	14	CARPET 30			
Ceiling	09	9 FT 100			
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			
Condition Adj	13	GOOD 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,597	100	2005	2,597	260,359
FGR	503	50	2005	252	25,264
FOP	125	30	2005	38	3,810
FSP	216	55	2005	119	11,930
PTO	192	5	2005	10	1,003
TOTALS	3,633			3,016	302,366

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%	- 2023									
			Heated Area: 2597				HX Base Yr 2023					



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	302,366			
TOTAL MARKET OB/XF VALUE	3,232			
TOTAL LAND VALUE - MARKET	50,000			
TOTAL MARKET VALUE	355,598			
SOH/AGL Deduction	86,410			
ASSESSED VALUE	269,188			
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE	219,188			
TOTAL JUST VALUE	355,598			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	340,264			
22 PORT FROM ALACHUA - LADWIG				
CONFIDENTIAL REMOVAL REQUEST SHELLIE TAYLOR				
5 YR PRCL CH, CORR QUALITY TO AVERAGE				
PROVIDED ESCROW LETTER BY EMAIL.				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OB24-000286	RE-ROOF/SHINGLES-		04/26/2024	
19000081	PLUMBING-CO	0	10/04/2019	
200568	SFD	0	01/25/2005	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1277/0399	8/02/2022	WD Q	I 01	395,000
GRANTOR: TAYLOR SHELLIE A				
GRANTEE: LADWIG GLENN & CRYSTAL				
1086/0208	9/18/2018	WD Q	I 01	247,500
GRANTOR: JOHNSON KENNETH L & L				
GRANTEE: TAYLOR SHELLIE A				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2005] W15 PTO=[YR=2005] N8 W24 S8 E24\$ FSP=[YR=2005] W24 S9 E24 N9\$ S9 W24 N9 W20 S51 E3 R2 D2 E4 R2 U2 E2 N5 FOP=[YR=2005] S5 E25 N5 FGR=[YR=2005] S25 E21 N23 W11 N2 W10 \$ W25\$ E35 S2 E11 N48\$.				

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	94	15	1,410.00	SF	6.00	6.00	100	2005	2005	3	24	2,030	
2	0211	CONCRETE W	0	100	0	0	32.00	SF	6.00	6.00	100	2005	2005	3	24	46	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2005	2005	3	64	832	
4	0210	CONCRETE D	0	100	0	0	225.00	SF	6.00	6.00	100	2005	2005	3	24	324	

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	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								