

SONGBIRD SUB
BLK B LOT 10
OR 404 P 860 OR 469 P 787

FARNIOK DEREK/POLEJEWSKI LEAH
90 BUNTING DR
CRAWFORDVILLE, FL 32327

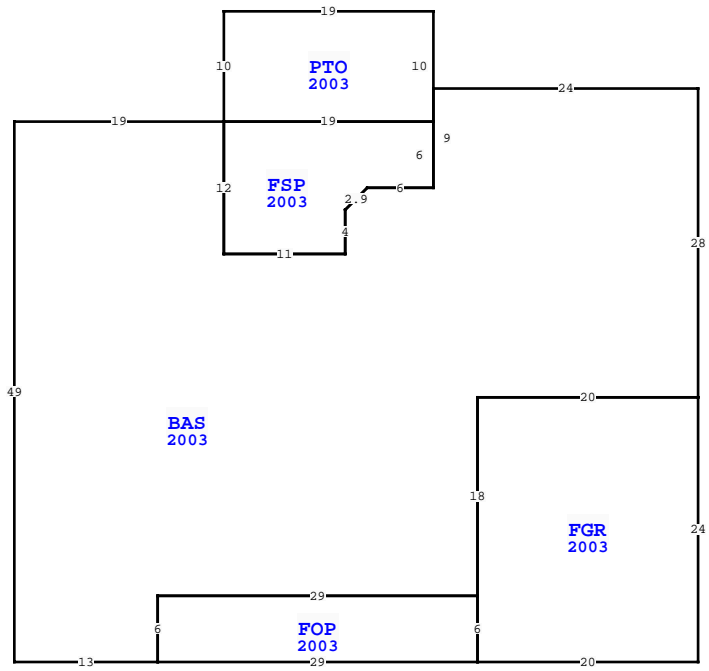
2024

00-00-074-272-10223-B10



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
BAS	2,274	100
FGR	480	50
FOP	174	30
FSP	182	55
PTO	190	5
TOTALS	3,300	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,676	113.3000	113.02	302,442	2004	2004	0	0	19.00	81.00		
1 SINGLE FAM 0% - 2023 Heated Area: 2274 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			244,978
TOTAL MARKET OB/XF VALUE			2,817
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			297,795
SOH/AGL Deduction			155,190
ASSESSED VALUE			142,605
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			142,605
TOTAL JUST VALUE			297,795
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			284,439
COA PER NCOA REPORT			
HAYES PORT TO 10223-B15			
5 YR PRCL CH, CHG FLOORING, DEL XFOB 0080			
/12034-000/2021R			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000430	RE-ROOF/SHINGLES-		06/12/2024
15000499	MECH	0	06/03/2015
29750	SFD	0	01/17/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/	8/01/2024	WD	Q	I	01	379,900
GRANTOR: HAYES MICHAEL L						
GRANTEE: FARNIOK DEREK						
1085/0859	9/14/2018	WD	Q	I	01	234,000
GRANTOR: JOHNSON MARION D III						
GRANTEE: HAYES MICHAEL L & B						

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	0	94	12	1,128.00	SF	6.00	6.00	100	2003	2003	3	21	1,421	
2	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	2003	2003	3	60	780	
3	0955	PRIVACY FE	0	0	0	0	144.00	LF	15.00	15.00	100	2003	2003	3	0	0	
4	0211	CONCRETE W	0	0	51	3	153.00	SF	6.00	6.00	100	2003	2003	3	21	193	
5	0210	CONCRETE D	0	0	0	0	336.00	SF	6.00	6.00	100	2003	2003	3	21	423	

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

TOTAL OB/XF																								
														2,817										