

SONGBIRD SUB BLK B LOT 17
 OR 404 P 860 OR 525 P 392
 OR 532 P 802 OR 638 P 416

LITOWSKY NATHAN TYLER/LITOWSKY JESSICA LYNN
 7 BUNTING DR
 CRAWFORDVILLE, FL 32327

2024

00-00-074-272-10223-B17

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 70
Exterior Wall	20	FACE	BRICK 30
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	50
Interior Floo	15	HARDTILE	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	07	GOOD	
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	2,256	100	2004
FGR	504	50	2004
FOP	168	30	2004
FSP	182	55	2004
PTO	190	5	2004
TOTALS	3,300		

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: 2256 HX Base Yr 2023	
BLD DATE	11/04/2020			MMAK	LGL DATE	11/04/2020			MMAK				
XF DATE	11/04/2020			MMAK	LAND DATE	11/04/2020			MMAK				
INC DATE					AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			305,922
TOTAL MARKET OB/XF VALUE			8,523
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			364,445
SOH/AGL Deduction			5,141
ASSESSED VALUE			359,304
TOTAL EXEMPTION VALUE	HX HB 13		359,304
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			364,445
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			348,839
UPDATED XFOB AS A REPLC ITEM FOR DEMOED ITEM			
5 YR PRCL CH, PU XFOB LN 4, DEL XFOB LN 5			
ADD HX FOR 2017/LATE FILE APPROVED/BH			
DIMENS XFOB LN 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001369	REROOF-CO	0	12/11/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/0495	11/18/2022	WD Q	Q	I	01	375,000
GRANTOR: CONNELL ANTHONY LEE						
GRANTEE: LITOWSKY NATHAN TYL						
0999/0647	4/26/2016	WD U	U	I	12	215,000
GRANTOR: PHH MORTGAGE CORPORAT						
GRANTEE: CONNELL ANTHONY LEE						

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	1,344.00	SF	6.00	6.00	100	2004	2004	3	23	1,855	
2	0211	CONCRETE W	0	100	54	3	162.00	SF	6.00	6.00	100	2004	2004	3	23	224	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2004	2004	3	62	806	
4	0955	PRIVACY FE	0	100	0	0	432.00	LF	15.00	15.00	100	2016	2016	3	87	5,638	

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														8,523										
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																								