

SONGBIRD SUB
BLK B LOT 22
OR 404 P 860 OR 469 P 630

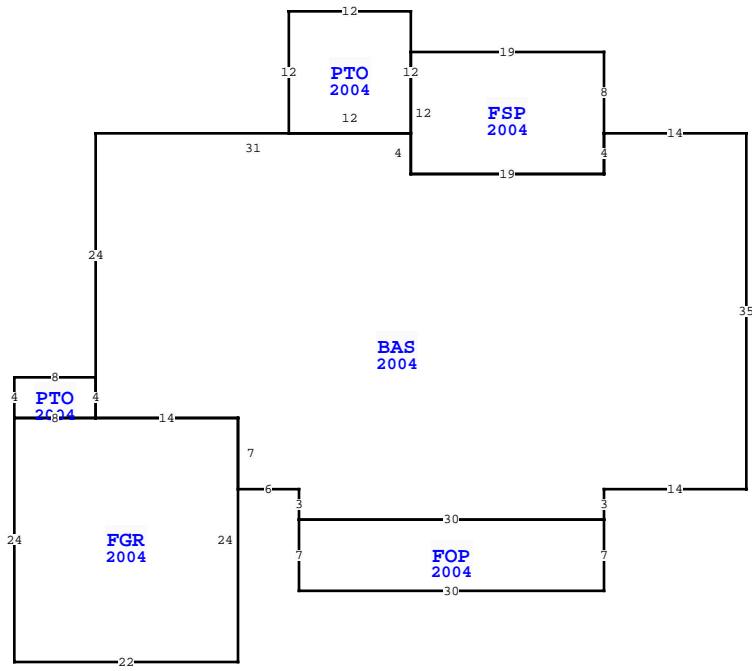
MCCANN FRANK
83 BUNTING DR
CRAWFORDVILLE, FL 32327

2024

00-00-074-272-10223-B22

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	10	LAMINATED	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	100
Bathrooms		2	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	2,156	100	2004
FGR	528	50	2004
FOP	210	30	2004
FSP	228	55	2004
PTO	32	5	2004
PTO	144	5	2004
TOTALS	3,298		

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%	- 2006	110.52	289,231	2004	2004	0	0	19.00	81.00
Heated Area: 2156 HX Base Yr 2006											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			234,277
TOTAL MARKET OB/XF VALUE			2,653
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			286,930
SOH/AGL Deduction			97,219
ASSESSED VALUE			189,711
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			139,711
TOTAL JUST VALUE			286,930
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,639
5 YR PRCL CH, N/C			
5 YR PRCL CH, PU CORR DIEMSN XFOB LN 2			
EXW, PU FNDN			
4, CHG BEDS, FLOOR, QUAL, PU NEW TRAV, CHG			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000309	RE-ROOF/SHINGLES-		05/09/2024
31405	SFR	0	02/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0583/0478	3/15/2005	WD Q	Q	I		226,500
GRANTOR: HENSLEY GREGORY R & M						
GRANTEE: MCCANN						
0518/0178	12/29/2003	WD Q	Q	V		34,000
GRANTOR: SMITH FILBERT & ELLEN						
GRANTEE: HENSLEY GREGORY R &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	CONCRETE D	0	100	0	1,104.00	SF	6.00	6.00	100	2004
2	0211	CONCRETE W	0	100	64	192.00	SF	6.00	6.00	100	2004
3	0211	CONCRETE W	0	100	7	42.00	SF	6.00	6.00	100	2004
4	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2004

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
83 BUNTING DR, CRAWFORDVILLE											
BLD DATE 11/04/2020 MMAX LGL DATE 11/04/2020 MMAX											
XF DATE 11/04/2020 MMAX LAND DATE 11/04/2020 MMAX											
INC DATE AG DATE											
TOTAL OB/XF 2,653											

BUILDING NOTES											
BAS=[YR=2004] W14 FSP=[YR=2004] N8 W19 S12 E19 N4\$ S4 W19 N4											
PTO=[YR=2004] N12 W12 S12 E12\$ W31 S24 PTO=[YR=2004] W8 S4											
E8 N4\$ S4 FGR=[YR=2004] W8 S24 E22 N24 W14\$ E14 S7 E6 S3											
POP=[YR=2004] S7 E30 N7 W30\$ E30 N3 E14 N35\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

BUILDING DIMENSIONS											
BAS=[YR=2004] W14 FSP=[YR=2004] N8 W19 S12 E19 N4\$ S4 W19 N4											
PTO=[YR=2004] N12 W12 S12 E12\$ W31 S24 PTO=[YR=2004] W8 S4											
E8 N4\$ S4 FGR=[YR=2004] W8 S24 E22 N24 W14\$ E14 S7 E6 S3											
POP=[YR=2004] S7 E30 N7 W30\$ E30 N3 E14 N35\$.											