

SONGBIRD SUB BLOCK B LOT 23
 OR 404 P 860 OR 488 P 830
 OR 989 P 375 OR 1266 P 305

JOHNSON ANDREW S/TIPTON MICHELLE J
 95 BUNTING DR
 CRAWFORDVILLE, FL 32327

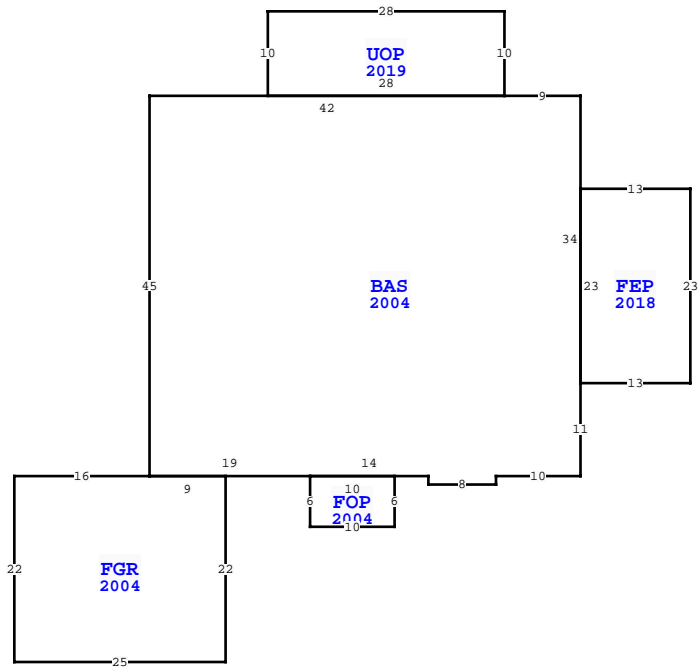
2024

00-00-074-272-10223-B23



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 60			
Interior Floor	07	VYL PLANK 40			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bedrooms		3 100			
Bathrooms		2 100			
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	2,303	100	2004	2,303	273,052
FEP	299	80	2018	239	28,337
FGR	550	50	2004	275	32,605
FOP	60	30	2004	18	2,134
UOP	280	20	2019	56	6,640
TOTALS	3,492			2,891	342,767

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: 2542			HX Base Yr 2023				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		342,767	
TOTAL MARKET OB/XF VALUE		16,107	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		408,874	
SOH/AGL Deduction		77,350	
ASSESSED VALUE		331,524	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		281,524	
TOTAL JUST VALUE		408,874	
NCON VALUE		12,399	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		355,297	
FR 5YR CK 3/7/23; PU NEW TRAV & XFOB			
22 PORT TO LEON - ARMOUR			
PORT FROM LEON - JOHNSON			
5 YR PRCL CH, PU CORR TRAV & XFOB LN 3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000437	INGROUND SPA-CO	0	08/07/2018
18000375	SCREEN ROOM-CO	0	04/12/2018
31785	PORCH	0	05/05/2004
31459	SFR	0	03/05/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1266/0305	5/12/2022	WD Q	Q	I	01	424,000
GRANTOR: ARMOUR JAMES R & CATH						
GRANTEE: JOHNSON ANDREW S &						
0989/0375	1/15/2016	WD Q	Q	I	01	210,000
GRANTOR: KING PAMELA R AKA PAM						
GRANTEE: ARMOUR JAMES R & CA						

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			6.00	100	2004	2004	3	67	5,065	
2	0211	CONCRETE W	0	100	0	0			6.00	100	2004	2004	3	67	482	
3	0180	JACUZZI BU	0	100	0	0			6,000.00	100	2018	2018	3	80	4,800	
5	0955	PRIVACY FE	0	100	0	0			15.00	100	2024	2023	AV	100	5,760	

TOTAL OB/XF											
16,107											
95 BUNTING DR, CRAWFORDVILLE											
BLD DATE		07/05/2018		MMSR		LGL DATE		03/03/2020		JB	
XF DATE		07/05/2018		FRSR		LAND DATE					
INC DATE						AG DATE					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2004;ORIG=0,0] W9 W42 S45 E19 E14 S1 E8 N1 E10 N11 N34 \$											
FGR=[YR=2004;ORIG=-51,45] W16 S22 E25 N22 W9 \$											
FEP=[YR=2018;ORIG=0,34] E13 N23 W13 S23 \$											
FOP=[YR=2004;ORIG=-32,45] S6 E10 N6 W10 \$											
UOP=[YR=2019;ORIG=-37,-10] E28 S10 W28 N10 \$											

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							