

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

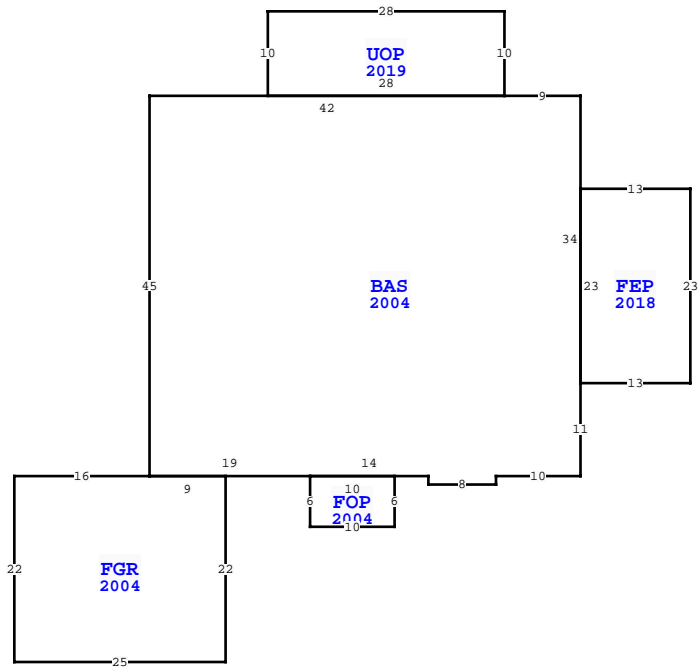
2024

00-00-074-272-10223-B23



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
1	0210	CONCRETE D	0	100	0	0	1,260.00	SF	6.00	6.00	100
2	0211	CONCRETE W	0	100	0	0	120.00	SF	6.00	6.00	100
3	0180	JACUZZI BU	0	100	0	0	1.00	UT	6,000.00	6,000.00	100
5	0955	PRIVACY FE	0	100	0	0	384.00	LF	15.00	15.00	100

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	
							16,107					

BUILDING NOTES						
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

BUILDING DIMENSIONS											
BAS=[YR=2004;ORIG=0,0] W9 W42 S45 E19 E14 S1 E8 N1 E10 N11 N34 \$											
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