

SONGBIRD SUB
BLK C LOT 2
OR 459 P 274

COLE MARY ANN
25 STARLING TRACE
CRAWFORDVILLE, FL 32327

2024

00-00-074-272-10223-C02



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	10	LAMINATED	70		
Interior Floo	14	CARPET	30		
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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100	2003	2,102	213,731
FEP	160	80	2017	128	13,015
FGR	462	50	2003	231	23,488
FOP	36	30	2003	11	1,118
PTO	140	5	2003	7	712
TOTALS	2,900			2,479	252,065

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% - 2024									
Heated Area: 2230						HX Base Yr 2024					

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		252,065	
TOTAL MARKET OB/XF VALUE		4,423	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		306,488	
SOH/AGL Deduction		0	
ASSESSED VALUE		306,488	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		256,488	
TOTAL JUST VALUE		306,488	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		292,972	
PRMT CK, PU XFOBS			
JOHNSON - PORT TO BREVARD COUNTY			
5 YR PRCL CH, PU XFOB LN 5 & NEW TRAV			
MR JOHNSON HAD HX IN FRANKLIN NO SOH/2018			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000455	SCREEN ENCLOSURE-		05/22/2024
OBN24-00017	IN-GROUND POOL-CC		04/04/2024
18001227	REROO	0	11/09/2018
18001227	REROOF	0	11/09/2018
29157	SFD	0	10/16/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/0848	7/26/2023	WD	Q	I	01	365,000
GRANTOR: JOHNSON CHARLES E JR						
GRANTEE: COLE MARY ANN						
1033/0669	5/04/2017	WD	Q	I	01	210,000
GRANTOR: GUNN ELIZABETH SMITH						
GRANTEE: JOHNSON CHARLES E J						

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	1,700.00	SF	6.00	6.00	100	2003	2003	3	21	2,142	
2	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2003	2003	3	60	780	
3	0211	CONCRETE W	0	100	78	3	234.00	SF	6.00	6.00	100	2003	2003	3	21	295	
4	0955	PRIVACY FE	0	100	0	0	132.00	LF	15.00	15.00	100	2006	2006	3	30	594	
5	0625	PORT WD UT	0	100	12	10	120.00	SF	6.00	6.00	100	2019	2019	3	85	612	

BLD DATE		11/05/2020	MMAK	LGL DATE	
XF DATE	11/05/2020	MMAK	LAND DATE	11/05/2020	MMAK
INC DATE			AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2003] W28 FEP=[YR=2017] N10 W16 S10 E16\$ W16 PTO=[YR=2003] N10 W14 S10 E14\$ W14 S38 FGR=[YR=2003] S22 E21 N22 W21\$ E25 N6 E11 FOP=[YR=2003] S6 E6 N6 W6\$ E6 S6 E16 N38\$.	

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							