

SONGBIRD SUB
BLK C LOT 6
OR 404 P 860 OR 501 P 194

MANCHANDA RUCHI
4104 BECKETT ROAD
TALLAHASSEE, FL 32311

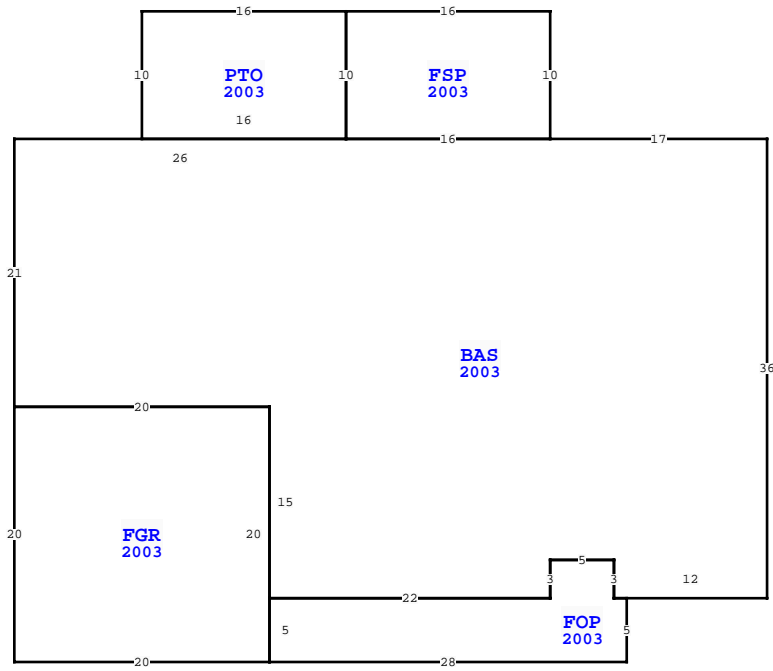
2024

00-00-074-272-10223-C06



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	70	
Exterior Wall	19	COMMON	BRK	30	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	50		
Interior Floo	12	HARDWOOD	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	2003	1,809	187,347
FGR	400	50	2003	200	20,713
FOP	155	30	2003	46	4,764
FSP	160	55	2003	88	9,114
PTO	160	5	2003	8	828
TOTALS	2,684			2,151	222,765

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0% - 0		123.29	265,197	2003	2007	0	0	16.00	84.00
Heated Area: 1809 HX Base Yr											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	222,765			
TOTAL MARKET OB/XF VALUE	3,268			
TOTAL LAND VALUE - MARKET	50,000			
TOTAL MARKET VALUE	276,033			
SOH/AGL Deduction	7,658			
ASSESSED VALUE	268,375			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	268,375			
TOTAL JUST VALUE	276,033			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	263,314			
CHG TO MAIL ADDR PER OWNER COA FORM				
INCR EYB 2003-2007 RE-ROOF-CC 8-2022				
5 YR PRCL CH, CHG EXW & FLOR				
5 YR PRCL CH, CORR EXW				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
22000262	RE-ROOF-CC	0	03/22/2022	
21000135	MECH	0	03/23/2021	
30685	SFD	0	08/27/2003	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
0501/0197	8/25/2003	WD Q	V	24,900
GRANTOR: WAKULLA BUILDERS				
GRANTEE: MANCHANDA				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2003] W17 FSP=[YR=2003] N10 W16 S10 E16\$ W16				
PTO=[YR=2003] N10 W16 S10 E16\$ W26 S21 FGR=[YR=2003] S20 E20				
N20 W20\$ E20 S15 FOP=[YR=2003] S5 E28 N5 W1 N3 W5 S3 W22\$				
E22 N3 E5 S3 E12 N36\$.				

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	0	0	1,818.00	SF	6.00	6.00	100	2003	2003	3	21	2,291	
2	0130	FIRE PLACE	0	0	0	1.00	UT	1,300.00	1,300.00	100	2003	2003	3	60	780	
3	0211	CONCRETE W	0	0	52	156.00	SF	6.00	6.00	100	2003	2003	3	21	197	

LAND DESCRIPTION												TOTAL OB/XF												
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							