

SONGBIRD SUB
BLK D LOT 2
OR 404 P 860 OR 469 P 370

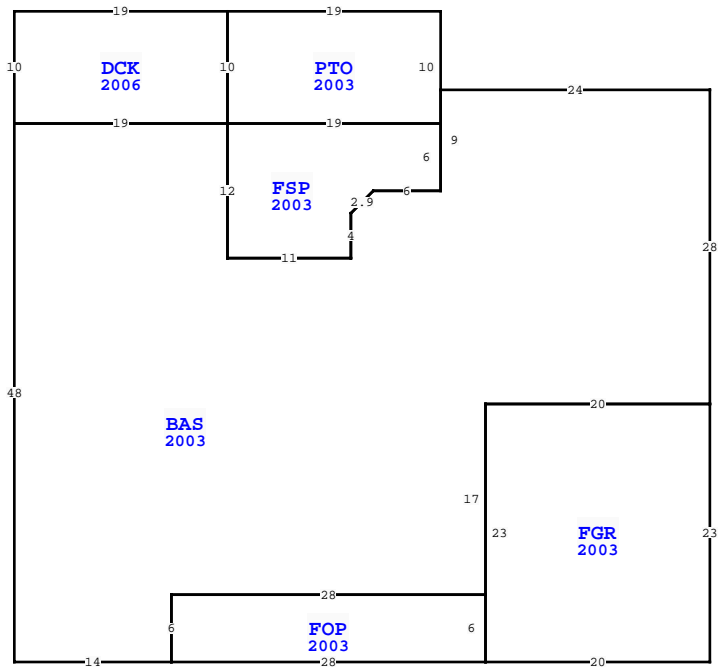
DICHIO FRANK/DICHIO MARY CHRISTINE
28 MAGPIE TRAIL
CRAWFORDVILLE, FL 32327

2024

00-00-074-272-10223-D02

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	100
Bathrooms		3	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
BAS	2,238	100	2003
DCK	190	10	2006
FGR	460	50	2003
FOP	168	30	2003
FSP	182	55	2003
PTO	190	5	2003
TOTALS	3,428		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,647	141.5650	141.21	373,783	2003	2003	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2005 Heated Area: 2238 HX Base Yr 2005													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	299,026		
TOTAL MARKET OB/XF VALUE	4,541		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	353,567		
SOH/AGL Deduction	133,441		
ASSESSED VALUE	220,126		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	170,126		
TOTAL JUST VALUE	353,567		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	338,425		
5 YR PRCL CH, PU XFOB LN 5, NEW TRAV			
5 YR PRCL CH, CORR EXW, PU CORR TRAV			
CHG EXW, BATH, BED, QUAL			
LN 2, PU XFOB LN 3-4, PU NEW TRAV, FNDN & FRM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
29734	SFD	0	01/13/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0489/0610	6/03/2003	WD Q	Q	I		179,200
GRANTOR: WAKULLA BUILDERS LLC						
GRANTEE: DICHIO FRANK & MARY						
0469/0370	12/31/2002	WD U	V			22,900
GRANTOR: WAKULLA BUILDERS LLC						
GRANTEE:						

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	0130	FIRE PLACE	0	100	0	0		1.00	UT 1,300.00	1,300.00	100	2003	2003	3	60	780
2	0210	CONCRETE D	0	100	0	0		1,504.00	SF 6.00	6.00	100	2003	2003	3	21	1,895
3	0211	CONCRETE W	0	100	52	3		156.00	SF 6.00	6.00	100	2003	2003	3	21	197
4	0955	PRIVACY FE	0	100	0	0		181.00	LF 15.00	15.00	100	2006	2006	3	30	815
5	0625	PORT WD UT	0	100	16	10		160.00	SF 6.00	6.00	100	2020	2020	3	89	854

TOTAL OB/XF													
4,541													
BLD DATE	11/06/2020	MMAK	LGL DATE										
XF DATE	11/06/2020	MMAK	LAND DATE	11/06/2020 MMAK									
INC DATE			AG DATE										

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2003] W24 S9 W6 L2 D2 S4 W11 N12 FSP=[YR=2003] S12 E11 N4 U2 R2 E6 N6 W19\$ PTO=[YR=2003] E19 N10 W19 S10\$ DCK=[YR=2006] N10 W19 S10 E19\$ W19 S48 E14 N6 E28 N17 E20 FGR=[YR=2003] W20 S23 FOP=[YR=2003] N6 W28 S6 E28\$ E20 N23\$ N28\$.													

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							