

SONGBIRD SUB BLK D LOT 9
 OR 404 P 860 OR 444 P 507
 OR 444 P 508 OR 462 P 204

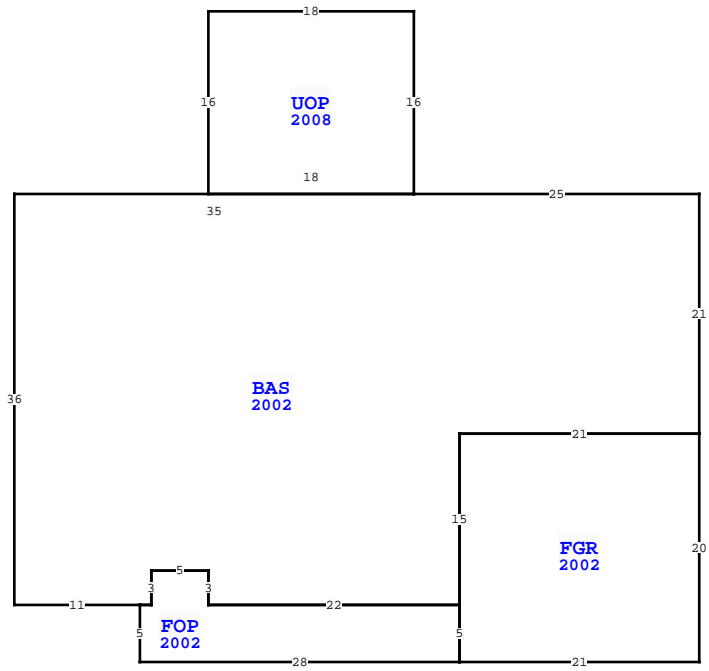
PIERSA LAUREN
 51 MAGPIE TRL
 CRAWFORDVILLE, FL 32327

2024

00-00-074-272-10223-D09

| ELEMENT | | CD | CONSTRUCTION |
|------------------|------------------|---------------|--------------|
| Foundation | 02 | CONCR | SLAB 100 |
| Frame | 02 | WOOD | FRAME 100 |
| Exterior Wall | 05 | HARDIE | BRD 90 |
| Exterior Wall | 19 | COMMON | BRK 10 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP | SHNGL 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 11 | CLAY TILE | 100 |
| 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 |
| BAS | 1,830 | 100 | 2002 |
| FGR | 420 | 50 | 2002 |
| FOP | 155 | 30 | 2002 |
| UOP | 288 | 20 | 2008 |
| TOTALS | 2,693 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 2,144 | 129.2000 | 128.88 | 276,319 | 2002 | 2002 | 0 | 0 | 21.00 | 79.00 | | |
| 1 SINGLE FAM 100% - 2015 Heated Area: 1830 HX Base Yr 2015 | | | | | | | | | | | | | |



| WAKULLA COUNTY PROPERTY | | | |
|---|-------------|-----|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 218,292 |
| TOTAL MARKET OB/XF VALUE | | | 8,216 |
| TOTAL LAND VALUE - MARKET | | | 50,000 |
| TOTAL MARKET VALUE | | | 276,508 |
| SOH/AGL Deduction | | | 105,394 |
| ASSESSED VALUE | | | 171,114 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 121,114 |
| TOTAL JUST VALUE | | | 276,508 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 264,030 |
| OWNER CALLED AND SAID SHE IS SELLING RV AND WANTS | | | |
| MM 5YR CK - PU RV SITE IN XFOB PER EB | | | |
| 5 YR PRCL CH, N/C | | | |
| 5 YR PRCL CH, CORR FLOOR | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 19000145 | REROOF | 0 | 02/07/2019 |
| 29144 | SFD | 0 | 06/18/2002 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0949/0716 | 8/20/2014 | WD | Q | I | 01 | 167,500 |
| GRANTOR: DUPREE STEPHANIE FKA | | | | | | |
| GRANTEE: PIERSA LAUREN | | | | | | |
| 0855/0854 | 4/21/2011 | QC | U | I | 11 | 100 |
| GRANTOR: ALLEN CHARLES | | | | | | |
| GRANTEE: ALLEN STEPHANIE | | | | | | |

| 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 | 1,686.00 | SF | 6.00 | 6.00 | 100 | 2002 | 2002 | 3 | 20 | 2,023 | |
| 2 | 0211 | CONCRETE W | 0 | 100 | 60 | 180.00 | SF | 6.00 | 6.00 | 100 | 2002 | 2002 | 3 | 20 | 216 | |
| 3 | 0130 | FIRE PLACE | 0 | 100 | 0 | 1.00 | UT | 1,300.00 | 1,300.00 | 100 | 2002 | 2002 | 3 | 59 | 767 | |
| 4 | 0955 | PRIVACY FE | 0 | 100 | 0 | 90.00 | LF | 15.00 | 15.00 | 100 | 2010 | 2010 | 3 | 60 | 810 | |
| 5 | 1165 | RV SITE CH | 0 | 100 | 0 | 1.00 | UT | 4,400.00 | 4,400.00 | 100 | 2022 | 2022 | 3 | 100 | 4,400 | |

| TOTAL OB/XF | | | | | | | | | | | | | |
|-------------|------------|------|-----------|------------|--|--|--|--|--|--|--|--|--|
| 8,216 | | | | | | | | | | | | | |
| BLD DATE | 11/06/2020 | MMAK | LGL DATE | | | | | | | | | | |
| XF DATE | 11/06/2020 | MMAK | LAND DATE | 11/06/2020 | | | | | | | | | |
| INC DATE | | | AG DATE | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2002] W25 UOP=[YR=2008] N16 W18 S16 E18\$ W35 S36 E11 | | | | | | | | | | | | | |
| FOP=[YR=2002] S5 E28 N5 W22 N3 W5 S3 W1\$ E1 N3 E5 S3 E22 | | | | | | | | | | | | | |
| FGR=[YR=2002] S5 E21 N20 W21 S15\$ N15 E21 N21\$. | | | | | | | | | | | | | |

| 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 | | | | | | | |