

SONGBIRD SUB BLOCK D
 LOT 10 OR 404 P 860
 OR 460 P 5 OR 476 P 7

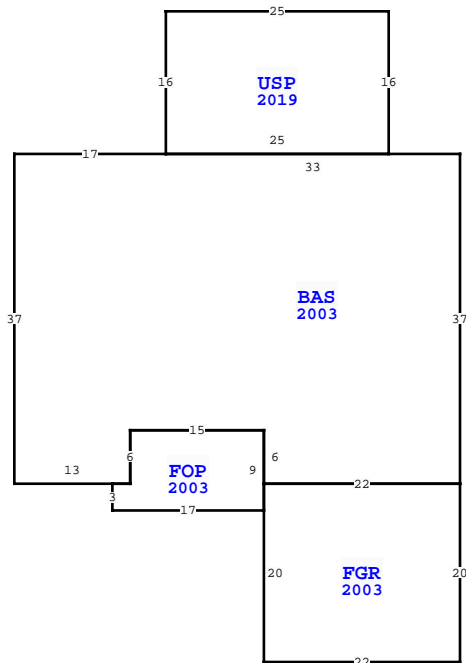
RODRIGUEZ GUILLERMO/RODRIGUEZ MARIA
 43 MAGPIE TRL
 CRAWFORDVILLE, FL 32327

2024

00-00-074-272-10223-D10

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	20	FACE	BRICK	10	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	11	CLAY	TILE	50	
Interior Floor	14	CARPET		50	
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	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	1,760	100	2003	1,760	172,466
FGR	440	50	2003	220	21,558
FOP	141	30	2003	42	4,116
USP	400	40	2019	160	15,678
TOTALS	2,741			2,182	213,818

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%	- 2017		Heated Area: 1760					HX Base Yr 2017			



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			213,818
TOTAL MARKET OB/XF VALUE			4,031
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			267,849
SOH/AGL Deduction			79,180
ASSESSED VALUE			188,669
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			138,669
TOTAL JUST VALUE			267,849
INCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,983
5 YR PRCL CH, PU XFOB LN 6, CHG TRAV			
ADD HX FOR 2017			
PRCL:0:2: D10 FOR 2016 ROLL			
PRCL:0:1: JEDZINIAK HX PORTED TO 01722-009 FROM 10			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2013611	MECH	0	09/03/2013
29538	SFD	0	10/22/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1006/0625	7/22/2016	WD Q	Q	I	01	182,500
GRANTOR: JEDZINIAK DAVID J & S						
GRANTEE: RODRIGUEZ GUILLERMO						
0604/0725	7/15/2005	WD Q	Q	I		212,500
GRANTOR: MILLER						
GRANTEE: JEDZINIAK						

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	1,627.00	SF	6.00	6.00	100	2003	2003	3	21	2,050	
2	0955	PRIVACY FE	0	100	0	0	313.00	LF	15.00	15.00	100	2003	2003	3	0	0	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2003	2003	3	60	780	
4	0211	CONCRETE W	0	100	67	3	201.00	SF	6.00	6.00	100	2003	2003	3	21	253	
5	0955	PRIVACY FE	0	100	0	0	45.00	LF	15.00	15.00	100	2014	2014	3	79	533	
6	0625	PORT WD UT	0	100	12	8	96.00	SF	6.00	6.00	100	2016	2016	3	72	415	

BUILDING NOTES			
43 MAGPIE TRL, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2003] W33 USP=[YR=2019] E25 N16 W25 S16\$ W17 S37 E13			
N6 E15 FOP=[YR=2003] W15 S6 W2 S3 E17 N9\$ S6 E22			
FGR=[YR=2003] W22 S20 E22 N20\$ N37\$.			

LAND DESCRIPTION																								
TOTAL OB/XF 4,031																								
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							