

SONGBIRD SUB
BLK D LOT 15 OR 404 P 860
OR 483 P 448 OR 519 P 632

OSBORN MATHEW D/OSBORN AMANDA LINDSEY
11 MAGPIE TRL
CRAWFORDVILLE, FL 32327

2024

00-00-074-272-10223-D15
WAKULLA COUNTY PROPERTY PAGE 1 of 1

| ELEMENT | | BUILDING CHARACTERISTICS | | | |
|-----------|--------------------|--------------------------|------|--------------|----------------------|
| CD | CONSTRUCTION | | | | |
| 02 | CONCR SLAB 100 | | | | |
| 02 | WOOD FRAME 100 | | | | |
| 05 | HARDIE BRD 70 | | | | |
| 20 | FACE BRICK 30 | | | | |
| 03 | GABLE/HIP 100 | | | | |
| 03 | COMP SHNGL 100 | | | | |
| 05 | DRYWALL 100 | | | | |
| 14 | CARPET 70 | | | | |
| 08 | SHT VINYL 30 | | | | |
| 04 | AIR DUCTED 100 | | | | |
| 03 | CENTRAL 100 | | | | |
| | Bedrooms 4 100 | | | | |
| | Bathrooms 2 100 | | | | |
| | Story Height 0 100 | | | | |
| 1. | 1. 100 | | | | |
| | Units 0 100 | | | | |
| 07 | GOOD | | | | |
| 0100 | SINGLE FAMILY | | | | |
| 2 | MKT AREA | 10 | | | |
| 272.00 | 1.05/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,760 | 100 | 2005 | 1,760 | 185,265 |
| FGR | 440 | 50 | 2003 | 220 | 23,158 |
| FOP | 36 | 30 | 2003 | 11 | 1,158 |
| FSP | 160 | 55 | 2003 | 88 | 9,263 |
| PTO | 180 | 5 | 2003 | 9 | 947 |
| TOTALS | 2,576 | | | 2,088 | 219,791 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|------------------------------|----------------|------|-----------|------|-----------------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 2,088 | 131.9050 | 131.58 | 274,739 | 2003 | 2003 | 0 | 0 | 20.00 | 80.00 | | |
| 1 SINGLE FAM 0% - 0 Heated Area: 1760 HX Base Yr | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| NEIGHBORHOOD/LOC | | | | 272.00 | 1.05/ | | | | | | | | |
| EXTRA FEATURES | | | | 11 MAGPIE TRL, CRAWFORDVILLE | | | | | | | | | |
| BLD DATE | | | | 11/09/2020 | MMAK | | LGL DATE | | | | | | |
| XF DATE | | | | 11/09/2020 | MMAK | | LAND DATE | | 11/09/2020 MMAK | | | | |
| INC DATE | | | | | | | | | | | | | |

| WAKULLA COUNTY PROPERTY | | | |
|---|------------------|-----------|------------|
| VALUATION SUMMARY | | | 3 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 219,791 |
| TOTAL MARKET OB/XF VALUE | | | 2,841 |
| TOTAL LAND VALUE - MARKET | | | 50,000 |
| TOTAL MARKET VALUE | | | 272,632 |
| SOH/AGL Deduction | | | 7,378 |
| ASSESSED VALUE | | | 265,254 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 265,254 |
| TOTAL JUST VALUE | | | 272,632 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 259,998 |
| 5 YR PRCL CH, N/C | | | |
| 5 YR PRCL CH, CORR EXW, FLOOR & HTTP | | | |
| PU XFOB LN 2-3, FNDN & FRME | | | |
| 5 YR PRCL CH, CHG BED, EXW, QUAL, PU NEW TRAV | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| OB24-000275 | RE-ROOF/SHINGLES | | 04/18/2024 |
| 30140 | SFD | 0 | 04/25/2003 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1048/0625 | 9/20/2017 | WD Q | Q | I | 01 | 179,000 |
| GRANTOR: EVANS OLLIE & SANDRA | | | | | | |
| GRANTEE: OSBORN MATHEW D & A | | | | | | |
| 1037/0257 | 11/20/2009 | WD U | U | I | 11 | 100 |
| GRANTOR: EVANS OLLIE | | | | | | |
| GRANTEE: EVANS OLLIE & SANDR | | | | | | |

| BUILDING NOTES | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2005] W16 FSP=[YR=2003] N10 W16 S10 E16\$ W16 | | | | | | | | | |
| PTO=[YR=2003] N10 W18 S10 E18\$ W18 S37 E13 FOP=[YR=2003] E6 | | | | | | | | | |
| N6 W6 S6\$ N6 E15 S6 FGR=[YR=2003] S20 E22 N20 W22\$ E22 N37\$. | | | | | | | | | |

| 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 | 0 | 1,450.00 | SF | 6.00 | 6.00 | 100 | 2003 | 2003 | 3 | 21 | 1,827 | |
| 2 | 0211 | CONCRETE W | 0 | 0 | 62 | 3 | 186.00 | SF | 6.00 | 6.00 | 100 | 2003 | 2003 | 3 | 21 | 234 | |
| 3 | 0130 | FIRE PLACE | 0 | 0 | 0 | 0 | 1.00 | UT | 1,300.00 | 1,300.00 | 100 | 2003 | 2003 | 3 | 60 | 780 | |

| 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 | | | | | | | |