

SONGBIRD SUB
BLK D LOT 15
OR 483 P 448

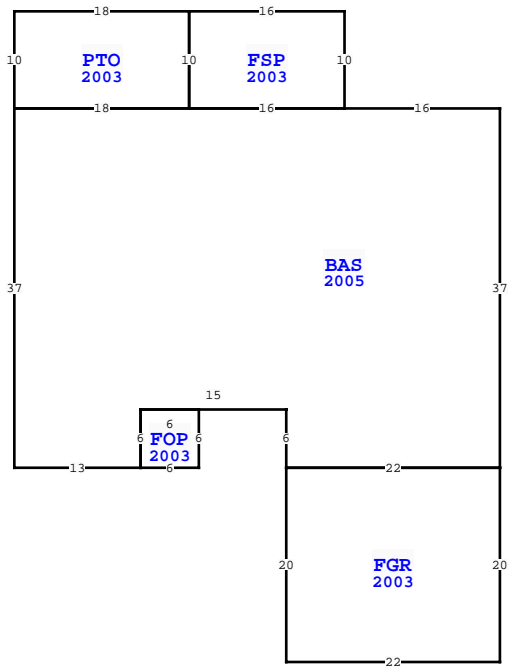
OSBORN MATHEW D/OSBORN AMANDA LINDSEY
11 MAGPIE TRL
CRAWFORDVILLE, FL 32327

2024

00-00-074-272-10223-D15

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													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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 / I	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						

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	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	

BUILDING NOTES													
11 MAGPIE TRL, CRAWFORDVILLE													

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\$.													

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							