

SONGBIRD SUB BLK D LOT 16  
 OR 404 P 860 OR 465 P 670  
 OR 562 P 858 OR 907 P 541

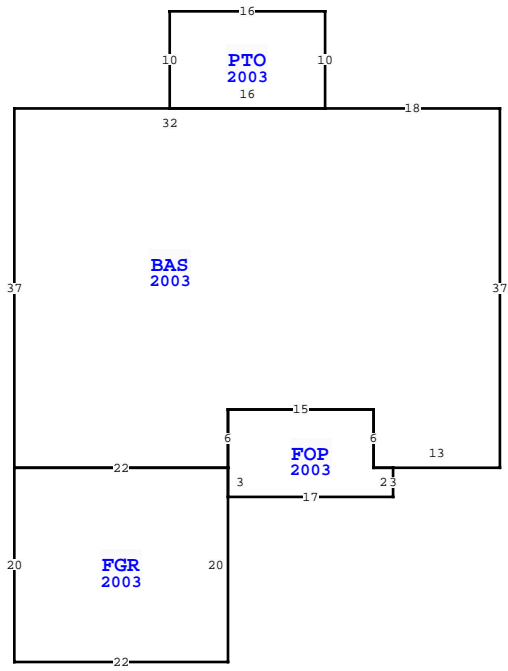
LAWRENCE AMANDA A/RICHARDSON THOMAS A III  
 7 MAGPIE TRL  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-074-272-10223-D16

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	50
Interior Floo	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
BAS	1,760	100	2003
FGR	440	50	2003
FOP	141	30	2003
PTO	160	5	2003
TOTALS	2,501		

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%	- 2014		248,452	2003	2003	0	0	20.00	80.00	
			Heated Area: 1760				HX Base Yr 2014					



WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		198,762		
TOTAL MARKET OB/XF VALUE		2,759		
TOTAL LAND VALUE - MARKET		50,000		
TOTAL MARKET VALUE		251,521		
SOH/AGL Deduction		96,689		
ASSESSED VALUE		154,832		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		104,832		
TOTAL JUST VALUE		251,521		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		239,641		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29658	SFD	0	12/10/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0929/0677	12/18/2013	WD	U	I	12	137,500
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: LAWRENCE AMANDA A &						
0929/0675	5/08/2013	QC	U	I	12	100
GRANTOR: CITIMORTGAGE INC SUCC						
GRANTEE: FEDERAL HOME LOAN M						

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
1	0210	CONCRETE D	0	100	0	1,385.00	SF	6.00	6.00	100	2003	2003
2	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2003	2003
3	0211	CONCRETE W	0	100	62	186.00	SF	6.00	6.00	100	2003	2003

BUILDING NOTES	
BLD DATE 11/09/2020 MMAK LGL DATE 11/09/2020 MMAK	
XF DATE 11/09/2020 MMAK LAND DATE 11/09/2020 MMAK	
INC DATE AG DATE	

BUILDING DIMENSIONS	
BAS=[YR=2003] W18 PTO=[YR=2003] N10 W16 S10 E16\$ W32 S37	
FGR=[YR=2003] S20 E22 N20 W22\$ E22 FOP=[YR=2003] S3 E17 N3 W2	
N6 W15 S6\$ N6 E15 S6 E13 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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000									