

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

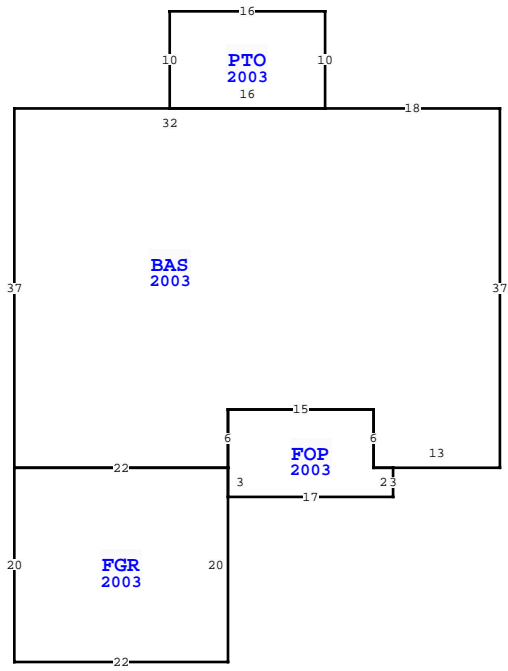
LAWRENCE AMANDA A/RICHARDSON THOMAS A III
 7 MAGPIE TRL
 CRAWFORDVILLE, FL 32327

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	2003	1,760	172,325
FGR	440	50	2003	220	21,541
FOP	141	30	2003	42	4,112
PTO	160	5	2003	8	783
TOTALS	2,501			2,030	198,762

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0210	CONCRETE D	0	100	0	1,385.00	SF	6.00	6.00	100	2003	2003	3	21	1,745	
2	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2003	2003	3	60	780	
3	0211	CONCRETE W	0	100	62	186.00	SF	6.00	6.00	100	2003	2003	3	21	234	

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 NOTES	
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							