

SONGBIRD SUB BLOCK D LOT 17
 OR 404 P 860 OR 481 P 439
 OR 489 P 25 OR 588 P 526

GRANGER SCOTT MINTON/GRANGER LAURA STALVEY ETAL
 3 MAGPIE TRL
 CRAWFORDVILLE, FL 32327

2024

00-00-074-272-10223-D17

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	12	HARDWOOD	70
Interior Floo	11	CLAY TILE	30
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
DCK	160	10	2008
FEP	320	80	2008
FGR	440	50	2003
FOP	90	30	2003
TOTALS	2,770		

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: 2016						HX Base Yr 2017					
BLD DATE	11/09/2020	MMAK	LGL DATE								
XF DATE	11/09/2020	MMAK	LAND DATE	11/09/2020	MMAK						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			216,050
TOTAL MARKET OB/XF VALUE			2,895
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			268,945
SOH/AGL Deduction			91,870
ASSESSED VALUE			177,075
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			127,075
TOTAL JUST VALUE			268,945
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,069
5 YR PRCL CH, CHG FLOR			
XFOB LN 1, PU XFOB LN 5			
5 YR PRCL CH, CORR EXW, HTTP, PU CORR DIMENS			
SOH PORTED FROM 09635-039 FOR GRANGER/2017			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000381	RE-ROOF-CO	0	04/20/2016
30051	SFD	0	04/04/2003
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1011/0625	9/14/2016	WD Q	I 01
GRANTOR: WHIDDEN LANCE			
GRANTEE: GRANGER SCOTT MINTO			
0993/0475	2/19/2016	WD U	I 12
GRANTOR: DEUTSCHE BANK NATIONA			
GRANTEE: WHIDDEN LANCE			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2003] W2 FEP=[YR=2008] N10 W32 S10 E32\$ W32			
DCK=[YR=2008] N10 W16 S10 E16\$ W16 S37 FGR=[YR=2003] S20 E22			
N20 W22\$ E22 FOP=[YR=2003] E15 N6 W15 S6\$ N6 E15 S6 E13 N37\$.			

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	103	12	1,236.00	SF	6.00	6.00	100	2003	2003	3	21	1,557	
2	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2003	2003	3	60	780	
3	0955	PRIVACY FE	0	100	0	0	405.00	LF	15.00	15.00	100	2003	2003	3	0	0	
4	0211	CONCRETE W	0	100	73	3	219.00	SF	6.00	6.00	100	2003	2003	3	21	276	
5	0210	CONCRETE D	0	100	0	0	224.00	SF	6.00	6.00	100	2003	2003	3	21	282	
TOTAL OB/XF 2,895																	

LAND DESCRIPTION																								
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							