

SONGBIRD SUB BLOCK D LOT 18
 OR 404 P 860 OR 479 P 800
 OR 567 P 836 OR 595 P 124

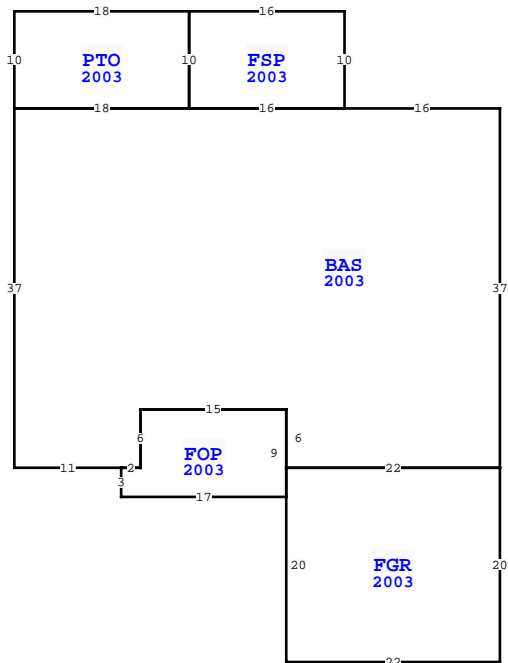
THOMAS ANTOINETTE/THOMAS ANTOINETTE
 1 MAGPIE TRAIL
 CRAWFORDVILLE, FL 32327

2024

00-00-074-272-10223-D18

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	60
Interior Floo	14	CARPET	40
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
FSP	160	55	2003
PTO	180	5	2003
TOTALS	2,681		

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%	- 2006								
Heated Area: 1760						HX Base Yr 2006					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		197,846	
TOTAL MARKET OB/XF VALUE		2,629	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		250,475	
SOH/AGL Deduction		86,183	
ASSESSED VALUE		164,292	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		109,292	
TOTAL JUST VALUE		250,475	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		239,124	
5 YR PRCL CH, CHG EXW			
5 YR PRCL CH, CORR FLOOR			
ADD WX FOR 2012 DOD 1/14/10			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000433	RE-ROOF/SHINGLES-		06/27/2024
17000868	MECH	0	06/23/2017
2012762	WINDOWS/DOORS	0	11/13/2012
30038	SFD	0	04/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0595/0124	5/20/2005	WD Q	Q	I		202,500
GRANTOR: HALL						
GRANTEE: THOMAS						
0567/0836	11/24/2004	WD Q	Q	I		189,900
GRANTOR: FAISON						
GRANTEE: HALL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	CONCRETE D	0	100	0	1,270.00	SF	6.00	6.00	100	2003
2	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2003
3	0955	PRIVACY FE	0	100	0	344.00	LF	15.00	15.00	100	2003
4	0211	CONCRETE W	0	100	66	198.00	SF	6.00	6.00	100	2003

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	MMAK	LGL DATE	LAND DATE	AG DATE	MMAK				
11/09/2020	11/09/2020			11/09/2020							

BUILDING NOTES											
BAS=[YR=2003] W16 FSP=[YR=2003] N10 W16 S10 E16\$ W16											
PTO=[YR=2003] N10 W18 S10 E18\$ W18 S37 E11 FOP=[YR=2003] S3											
E17 N9 W15 S6 W2\$ E2 N6 E15 S6 FGR=[YR=2003] S20 E22 N20 W22\$											
E22 N37\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

BUILDING DIMENSIONS											
BAS=[YR=2003] W16 FSP=[YR=2003] N10 W16 S10 E16\$ W16											
PTO=[YR=2003] N10 W18 S10 E18\$ W18 S37 E11 FOP=[YR=2003] S3											
E17 N9 W15 S6 W2\$ E2 N6 E15 S6 FGR=[YR=2003] S20 E22 N20 W22\$											
E22 N37\$.											