SONGBIRD SUB BLOCK D LOT 19
OR 404 P 860 OR 731 P 162
OR 749 P 144

ROBERTS CHANDRA D/ROBERTS SHAY
2 MAGPIE TRL
CRAWFORDVILLE, FL 32327

2024

00-00-074-272-10223-D19

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

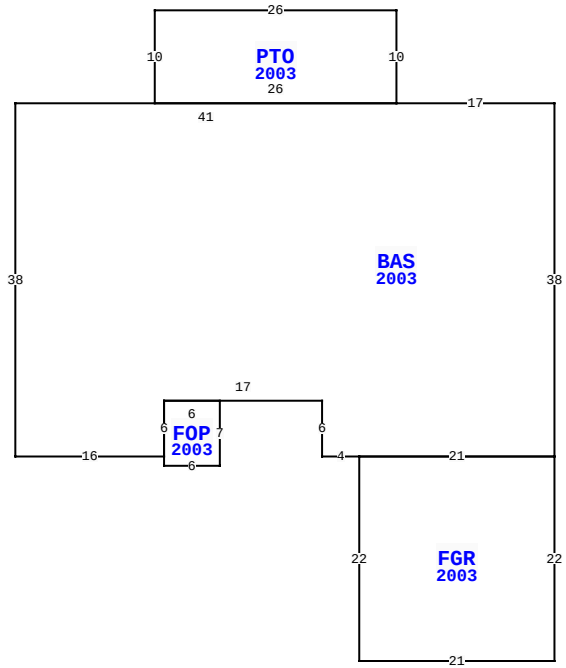
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	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	07	GOOD
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	2,102	100	2003	2,102	213,345
FGR	462	50	2003	231	23,446
FOP	42	30	2003	13	1,319
PTO	260	5	2003	13	1,319
TOTALS	2,866			2,359	239,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,359	127.1900	126.87	299,286	2003	2003	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2102 HX Base Yr 2024



2 MAGPIE TRL, CRAWFORDVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		239,429
TOTAL MARKET OB/XF VALUE		3,850
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		293,279
SOH/AGL Deduction		0
ASSESSED VALUE		293,279
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		243,279
TOTAL JUST VALUE		293,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,201

2022 HX DENIAL SENT
MS ADDRESS NO PREVIOUS REPLY
REMOVE 2022 HX NO RESPONSE FROM HQ LETTER
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29871	SFD	0	02/26/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1026/0330	2/17/2017	WD	Q	I	01	190,000
GRANTOR: MASTALER JOHN & SUSAN						
GRANTEE: ROBERTS CHANDRA D &						
0749/0144	3/14/2008	WD	U	I		100
GRANTOR: GIEHL JAMES K.						
GRANTEE: MASTALER JOHN & SUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 PTO=[YR=2003] N10 W26 S10 E26$ W41 S38 E16 FOP=[YR=2003] S1 E6 N7 W6 S6$ N6 E17 S6 E4 FGR=[YR=2003] S22 E21 N22 W21$ E21 N38$.

EXTRA FEATURES

LN	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	0	1,357.00	SF	6.00	6.00	100	2003	2003	3	21	1,710	
2	0211	CONCRETE W	0	100	2	5	10.00	SF	6.00	6.00	100	2003	2003	3	21	13	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2003	2003	3	60	780	
4	0210	CONCRETE D	0	100	0	0	275.00	SF	6.00	6.00	100	2007	2007	3	30	495	
5	0955	PRIVACY FE	0	100	0	0	142.00	LF	15.00	15.00	100	2007	2007	3	40	852	

LAND DESCRIPTION

TOTAL OB/XF 3,850

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 11/09/2020 BY MMAK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS