SONGBIRD SUB BLOCK D LOT 20
OR 404 P 860 OR 477 P 1

EWALDT JEFFREY A/EWALDT SU-DANA W
15 FLYCATCHER PASS
CRAWFORDVILLE, FL 32327

2024

00-00-074-272-10223-D20

BUILDING CHARACTERISTICS

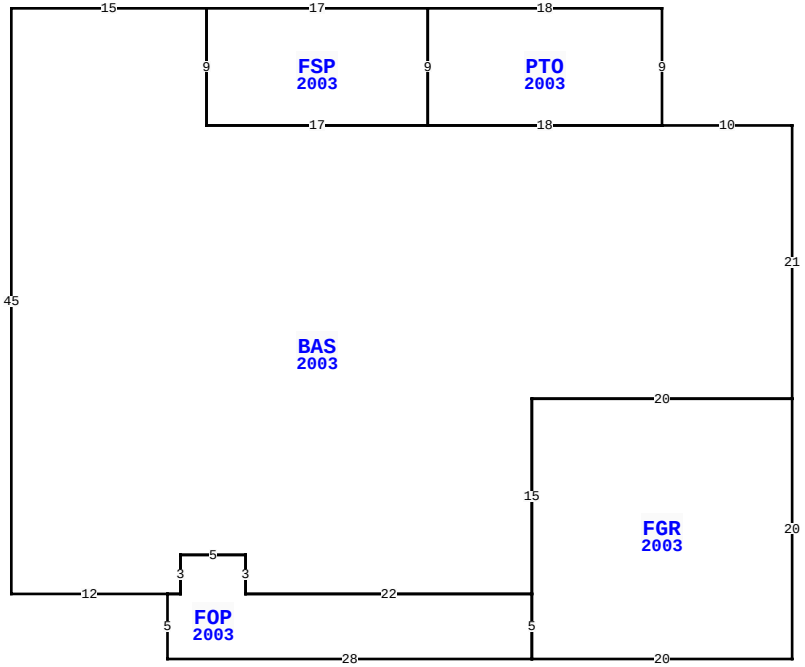
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	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	1,980	100	2003	1,980	204,723
FGR	400	50	2003	200	20,679
FOP	155	30	2003	46	4,756
FSP	153	55	2003	84	8,686
PTO	162	5	2003	8	827
TOTALS	2,850			2,318	239,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,318	123.4000	123.09	285,323	2003	2007	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2004 Heated Area: 1980 HX Base Yr 2004



15 FLYCATCHER PASS, CRAWFORDVILLE

BLD DATE	03/12/2021	MMJS	LGL DATE		
XF DATE	03/12/2021	MMJS	LAND DATE	03/12/2021	MMJS
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		239,671
TOTAL MARKET OB/XF VALUE		2,917
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		292,588
SOH/AGL Deduction		118,170
ASSESSED VALUE		174,418
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		119,418
TOTAL JUST VALUE		292,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,186

INCR EYB 2003-2007 PRMT OB21-000298
5 YR PRCL CH, PU XFOB 0620
XFOB LN 1 & 3
5 YR PRCL CH, CORR EXW, HTTP, PU CORR DIMENS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000298	RE-ROOF-CO	0	06/03/2021
19000063	WINDOWS-CO	0	09/04/2019
2014271	MECH	0	04/07/2014
2012273	WINDOWS/DOORS	0	05/08/2012
29923	SFD	0	03/11/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0477/0001	3/04/2003	WD	Q	V		23,900

GRANTOR: BOYNTON
GRANTEE: EWALDT JEFFREY A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W10 PTO=[YR=2003] N9 W18 S9 E18$ W18
FSP=[YR=2003] N9 W17 S9 E17 $ W17 N9 W15 S45 E12
FOP=[YR=2003] S5 E28 N5 W22 N3 W5 S3 W1$ E1 N3 E5 S3 E22
FGR=[YR=2003] S5 E20 N20 W20 S15$ N15 E20 N21$.

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	67	17	1,139.00	SF	6.00	6.00	100	2003	2003	3	21	1,435	
2	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2003	2003	3	60	780	
3	0211	CONCRETE W	0	100	25	3	75.00	SF	6.00	6.00	100	2000	2000	3	20	90	
4	0620	WOOD UTL B	0	100	12	10	120.00	SF	6.00	6.00	100	2019	2019	3	85	612	

LAND DESCRIPTION

TOTAL OB/XF 2,917

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 03/12/2021 BY MMJS Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 04/08/2026 BY SYS