

SONGBIRD SUB BLOCK E LOT 5  
 OR 404 P 806 OR 483 P 7  
 OR 502 P 320 OR 1021 P 16

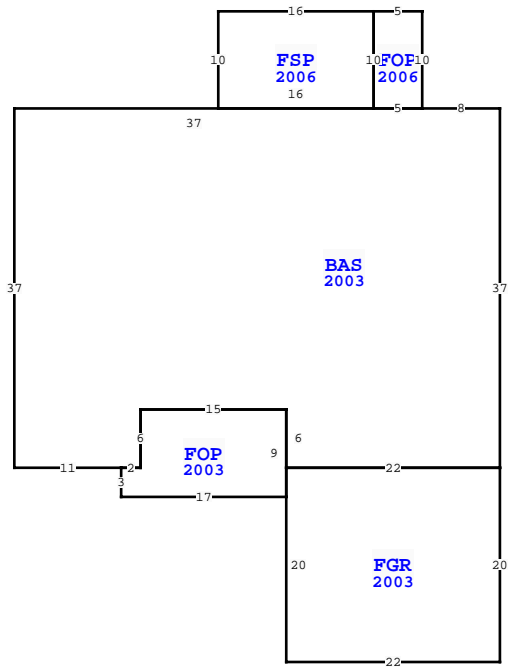
SOUTHALL BRIE/SOUTHALL ANISSA  
 31 CARDINAL CT  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-074-272-10223-E05

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
05	WOOD FRAME 100				
02	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 80				
08	SHT VINYL 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
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	157,020
FGR	440	50	2003	220	19,627
FOP	141	30	2003	42	3,747
FOP	50	30	2006	15	1,338
FSP	160	55	2006	88	7,851
TOTALS	2,551			2,125	189,584

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,125	111.8000	111.52	236,980	2003	2003	0	0	20.00	80.00
1 SINGLE FAM 100% - 2018 Heated Area: 1760 HX Base Yr 2018											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		189,584	
TOTAL MARKET OB/XF VALUE		8,126	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		247,710	
SOH/AGL Deduction		63,945	
ASSESSED VALUE		183,765	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		133,765	
TOTAL JUST VALUE		247,710	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		235,464	
5 YR PRCL CH, N/C			
SOH PORTED FROM 11122-000/2018/SOUTHALL			
REMOVE HX , PROPERTY SOLD 2016 PER DOR EDIT			
LN 7			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000023	MECH	0	01/08/2016
2006390	POOL	0	03/01/2006
30106	SFD	0	04/17/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1021/0016	12/23/2016	WD Q	Q	I	01	212,900
GRANTOR: HAWKINS BRENDA SUZANN						
GRANTEE: SOUTHALL BRIE & SOU						
0502/0320	9/02/2003	WD Q	Q	I		151,400
GRANTOR: WAKULLA BUILDERS						
GRANTEE: HAWKINS BRENDA SUZA						

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	91	13	1,183.00	SF	6.00	6.00	100	2003	2003	3	21	1,491	
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	249.00	LF	15.00	15.00	100	2003	2003	3	0	0	
4	0211	CONCRETE W	0	100	60	3	180.00	SF	6.00	6.00	100	2004	2004	3	23	248	
5	0220	POOL VINYL	0	100	19	10	190.00	SF	60.00	60.00	100	2006	2006	3	40	4,560	
6	0211	CONCRETE W	0	100	0	0	470.00	SF	6.00	6.00	100	2006	2006	3	27	761	
7	0210	CONCRETE D	0	100	0	0	227.00	SF	6.00	6.00	100	2003	2003	3	21	286	

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							

BUILDING NOTES											
31 CARDINAL CT, CRAWFORDVILLE											
BLD DATE 03/11/2021 MMJS LGL DATE 03/11/2021 MMJS											
XF DATE 03/11/2021 MMJS LAND DATE 03/11/2021 MMJS											
INC DATE AG DATE											
BUILDING DIMENSIONS											
BAS=[YR=2003] W8 FOP=[YR=2006] N10 W5 S10 E5\$ W5 FSP=[YR=2006] N10 W16 S10 E16 \$ W37 S37 E11 FOP=[YR=2003] S3 E17 N9 W15 S6 W2\$ E2 N6 E15 S6 FGR=[YR=2003] S20 E22 N20 W22\$ E22 N37\$.											

TOTAL OB/XF											
8,126											