

SONGBIRD SUB BLOCK E LOT 13  
 OR 404 P 860 OR 479 P 427  
 OR 511 P 539 & OR 601 P 501

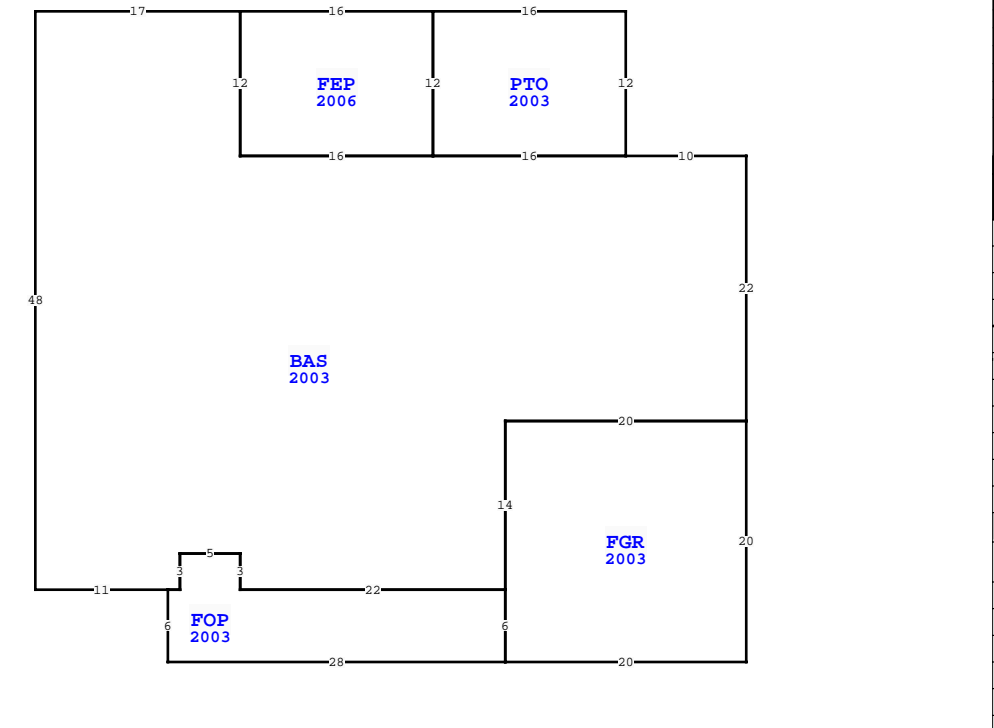
HINNANT ROBERT G JR/HINNANT LINDA VICK  
 54 CARDINAL CT  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-074-272-10223-E13  


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	07	VYL	PLANK 80
Interior Floo	11	CLAY	TILE 20
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
Condition Adj	13	GOOD	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,452	129.7200	129.40	317,289	2003	2003	0	0	20.00	80.00		



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
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	2,033	100	2003	2,033	210,456		
FEP	192	80	2006	154	15,942		
FGR	400	50	2003	200	20,704		
FOP	183	30	2003	55	5,694		
PTO	192	5	2003	10	1,035		
<b>TOTALS</b>	<b>3,000</b>			<b>2,452</b>	<b>253,831</b>		

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	108	13	1,404.00	SF	6.00	6.00	100	2003	2003	3	21	1,769	
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	60	3	180.00	SF	6.00	6.00	100	2003	2003	3	21	227	
4	0955	PRIVACY FE	0	100	0	0	250.00	LF	15.00	15.00	100	2006	2006	3	30	1,125	
5	0210	CONCRETE D	0	100	0	0	216.00	SF	6.00	6.00	100	2003	2003	3	21	272	

LAND DESCRIPTION														TOTAL OB/XF										
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							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				253,831	
TOTAL MARKET OB/XF VALUE				4,173	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				308,004	
SOH/AGL Deduction				4,621	
ASSESSED VALUE				303,383	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				253,383	
TOTAL JUST VALUE				308,004	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				294,547	
NO PORT FROM LEON HINNANT					
HX OK MILITARY					
FOR REVIEW BY ROBBIE					
2022 HX QUESTIONNAIRE COMPLETED AND RECEIVED					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
19000347	REROOF-CO	0	06/28/2019		
30013	SFD	0	03/28/2003		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1296/0305	12/09/2022	WD Q	Q	I	01	334,000
GRANTOR: CHERRY DANIEL V & CHR						
GRANTEE: HINNANT ROBERT G JR						
0653/0163	4/25/2006	WD Q	Q	I		275,500
GRANTOR: KAMAL YOUSSEF & NADIA						
GRANTEE: CHERRY DANIEL & CHR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2003] W10 PTO=[YR=2003] N12 W16 S12 E16\$ W16 FEP=[YR=2006] N12 W16 S12 E16\$ W16 N12 W17 S48 E11 FOP=[YR=2003] S6 E28 N6 W22 N3 W5 S3 W1\$ E1 N3 E5 S3 E22 FGR=[YR=2003] S6 E20 N20 W20 S14\$ N14 E20 N22\$.