

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

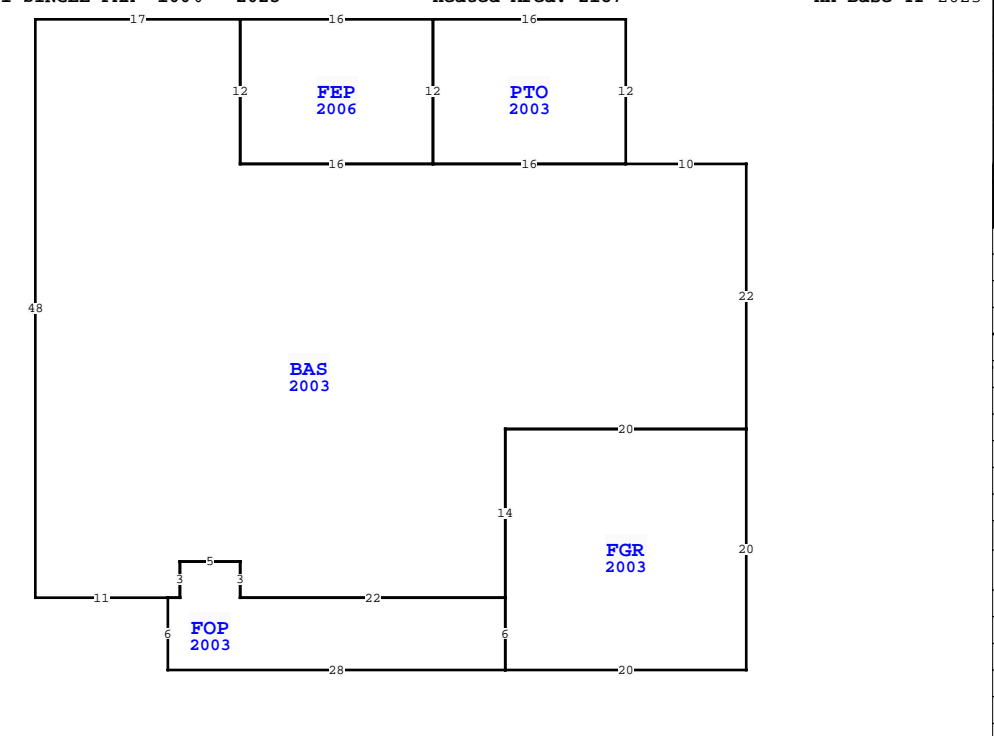
2024

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 | | |
| TOTALS | 3,000 | | | 2,452 | 253,831 | | |

| WAKULLA COUNTY PROPERTY | | | |
|---------------------------|--|--------------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| 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 | |

| 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 / I | 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 | | | | | | |

| 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 | | | 6.00 | 100 | 2003 | 2003 | 3 | 21 | 1,769 | |
| 2 | 0130 | FIRE PLACE | 0 | 100 | 0 | 0 | | | 1.00 | 100 | 2003 | 2003 | 3 | 60 | 780 | |
| 3 | 0211 | CONCRETE W | 0 | 100 | 60 | 3 | | | 6.00 | 100 | 2003 | 2003 | 3 | 21 | 227 | |
| 4 | 0955 | PRIVACY FE | 0 | 100 | 0 | 0 | | | 15.00 | 100 | 2006 | 2006 | 3 | 30 | 1,125 | |
| 5 | 0210 | CONCRETE D | 0 | 100 | 0 | 0 | | | 6.00 | 100 | 2003 | 2003 | 3 | 21 | 272 | |

| 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\$. | | | |

| 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 | | | | | | | |