

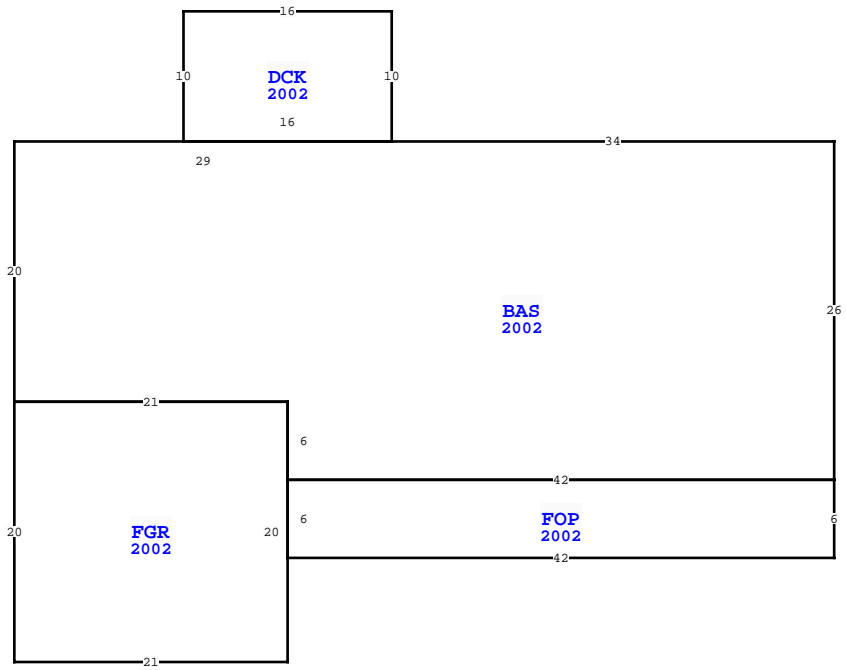
SONGBIRD SUB BLOCK F LOT 1  
 OR 404 P 860 OR 436 P 544  
 OR 449 P 29 OR 670 P 21

OAKS CHRISTOPHER S/OAKS JOEY R  
 5 GOLDFINCH WAY  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-074-272-10223-F01  


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	50	
Exterior Wall	19	COMMON	BRK	50	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	70		
Interior Floor	11	CLAY TILE	30		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	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	MAP AREA	10		
NEIGHBORHOOD/LOC	272.00	1.05/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2002	1,512	146,073
DCK	160	10	2002	16	1,546
FGR	420	50	2002	210	20,288
FOP	252	30	2002	76	7,342
TOTALS	2,344			1,814	175,249

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,814	122.6000	122.29	221,834	2002	2002	0	0	21.00	79.00
1 SINGLE FAM 100% - 2020 Heated Area: 1512 HX Base Yr 2020											
											
BLD DATE	03/12/2021	MMJS	LGL DATE	03/12/2021	MMJS						
XF DATE	05/09/2016	MMSR	LAND DATE	03/12/2021	MMJS						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 1 of 1				3			
VALUATION BY				STANDARD							
Tax Group: 3				Tax Dist:							
BUILDING MARKET VALUE				175,249							
TOTAL MARKET OB/XF VALUE				1,902							
TOTAL LAND VALUE - MARKET				45,000							
TOTAL MARKET VALUE				222,151							
SOH/AGL Deduction				45,015							
ASSESSED VALUE				177,136							
TOTAL EXEMPTION VALUE				HX HB 50,000							
BASE TAXABLE VALUE				127,136							
TOTAL JUST VALUE				222,151							
NCON VALUE				0							
INCOME VALUE											
PREVIOUS YEAR MKT VALUE				206,993							
VERIFIED FIELD CARD OF 3/12/2021											
5 YR CH CHG FLOORING											
ADD HX FOR 2020- OAKS											
2019											
PERMIT NUM	DESCRIPTION	AMT	ISSUED								
28618	SFD	0	02/04/2002								
SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
1105/0195	3/26/2019	WD Q	Q I	I 01		162,000					
GRANTOR: DENNIS TIMOTHY E & DE											
GRANTEE: OAKS CHRISTOPHER S											
0931/0202	1/03/2014	QC U	I 30			64,600					
GRANTOR: DENNIS TIMOTHY E											
GRANTEE: DENNIS TIMOTHY E &											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2002] W34 DCK=[YR=2002] N10 W16 S10 E16\$ W29 S20											
FGR=[YR=2002] S20 E21 N20 W21\$ E21 S6 FOP=[YR=2002] S6 E42 N6 W42\$ E42 N26\$.											

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	52	16	832.00	SF	6.00	6.00	100	2002	2002	3	20	998	
2	0955	PRIVACY FE	0 100	0	0	301.00	LF	15.00	15.00	100	2002	2002	3	0	0	
3	0211	CONCRETE W	0 100	38	3	114.00	SF	6.00	6.00	100	2002	2002	3	20	137	
4	0130	FIRE PLACE	0 100	0	0	1.00	UT	1,300.00	1,300.00	100	2002	2002	3	59	767	
TOTALS																

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	0.90	50,000.00	45,000.00	45,000								