

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

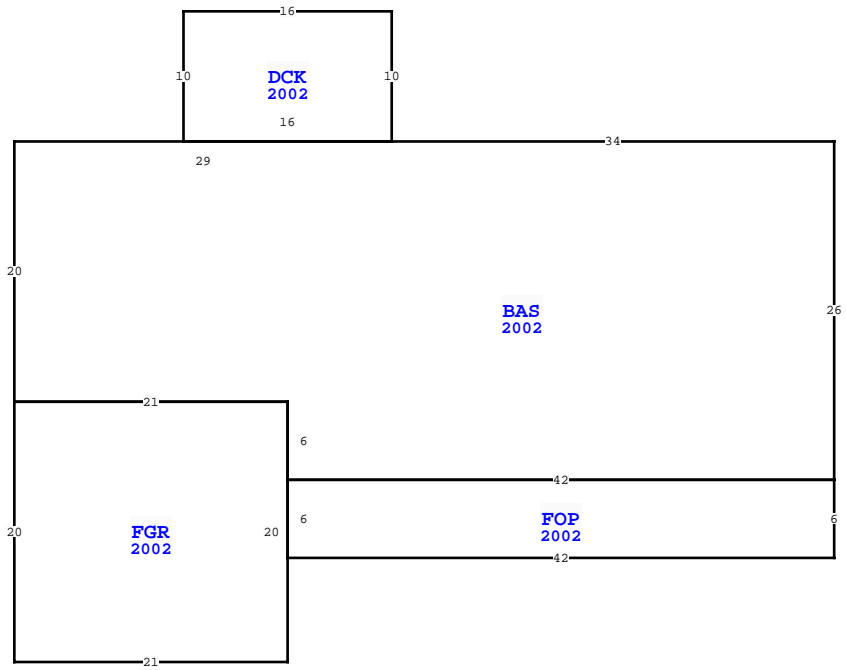
OAKS CHRISTOPHER S/OAKS JOEY R
 5 GOLDFINCH WAY
 CRAWFORDVILLE, FL 32327

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 Floo	12	HARDWOOD	70
Interior Floo	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	MKT AREA	10
NEIGHBORHOOD/LOC	272.00	1.05/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2002
DCK	160	10	2002
FGR	420	50	2002
FOP	252	30	2002
TOTALS	2,344		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020								
Heated Area: 1512						HX Base Yr 2020					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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	01	162,000
GRANTOR: DENNIS TIMOTHY E & DE						
GRANTEE: OAKS CHRISTOPHER S						
0931/0202	1/03/2014	QC U	I	I	30	64,600
GRANTOR: DENNIS TIMOTHY E						
GRANTEE: DENNIS TIMOTHY E &						

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

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	0.90	50,000.00	45,000.00	45,000							