

SONGBIRD SUB BLOCK F LOT 4
 OR 404 P 860 OR 499 P 151
 OR 515 P 239 OR 1288 P 771

ZHANG GEORGE SHUYI
 5481 15TH AVE NE UNIT 108
 LACEY, WA 98516

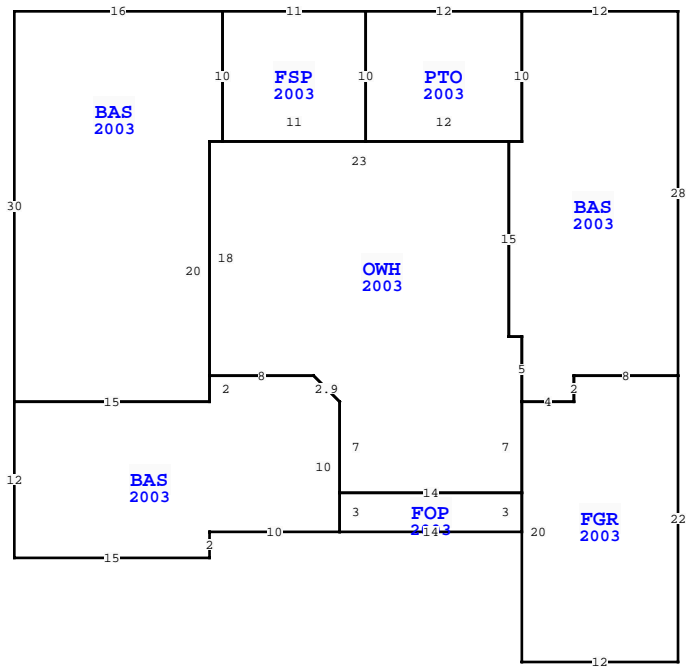
2024

00-00-074-272-10223-F04



ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	10	LAMINATED	50		
Interior Floor	14	CARPET	50		
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		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	298	100	2003	298	28,342
BAS	359	100	2003	359	34,143
BAS	460	100	2003	460	43,748
FGR	256	50	2003	128	12,173
FOP	42	30	2003	13	1,236
FSP	110	55	2003	60	5,706
OWH	545	100	2003	545	51,832
PTO	120	5	2003	6	570
TOTALS	2,190			1,869	177,751

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,869	113.5000	113.22	211,608	2003	2007	0	0	16.00	84.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1662 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	177,751		
TOTAL MARKET OB/XF VALUE	1,438		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	224,189		
SOH/AGL Deduction	0		
ASSESSED VALUE	224,189		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	224,189		
TOTAL JUST VALUE	224,189		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	209,290		
COA PER NCOA REPORT			
INCR EYB 2003-2007 PRMT OB22-000653			
5 YR PRCL CH, N/C			
COA PER WAK TCO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000653	RE-ROOF-CC	0	11/08/2022
2014391	MECH	0	05/15/2014
30659	SFD	0	08/18/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/0604	3/06/2023	WD Q	Q	I	01	268,000
GRANTOR: CUV TALLAHASSEE GROUP						
GRANTEE: ZHANG GEORGE SHUYI						
1288/0771	10/24/2022	WD Q	Q	I	01	230,000
GRANTOR: WILLIS MICHELLE D & T						
GRANTEE: CUV TALLAHASSEE GRO						

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	0	50	12	600.00	SF	6.00	6.00	100	2003	2003	3	21	756	
2	0955	PRIVACY FE	0	0	0	0	240.00	LF	15.00	15.00	100	2004	2004	3	10	360	
3	0211	CONCRETE W	0	0	28	4	112.00	SF	6.00	6.00	100	2003	2003	3	21	141	
4	0210	CONCRETE D	0	0	0	0	144.00	SF	6.00	6.00	100	2003	2003	3	21	181	
TOTALS																	

BUILDING NOTES													
23 GOLDFINCH WAY, CRAWFORDVILLE													
BLD DATE 03/15/2021 MMJS LGL DATE 03/15/2021 MMJS													
XF DATE 03/15/2021 MMJS LAND DATE 03/15/2021 MMJS													
INC DATE AG DATE													
BUILDING DIMENSIONS													
BAS=[YR=2003] W12 S10 W1 S15 E1 S5 E4 N2 E8 FGR=[YR=2003] W8 S2 W4 OWH=[YR=2003] N5 W1 N15 W23 S18 E8 R2 D2 S7 E14 FOP=[YR=2003] W14 S3 BAS=[YR=2003] N10 U2 L2 W8 S2 W15 BAS=[YR=2003] E15 N20 E1 N10 FSP=[YR=2003] S10 E11 N10 PTO=[YR=2003] S10 E12 N10 W12\$ W11\$ W16 S30\$ S12 E15 N2 E10\$ E14 N3\$ N7\$ S20 E12 N22\$ N28\$.													

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	0			0.00	0.00	1.00	LT		1.00	1.00	0.90	50,000.00	45,000.00	45,000							