

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

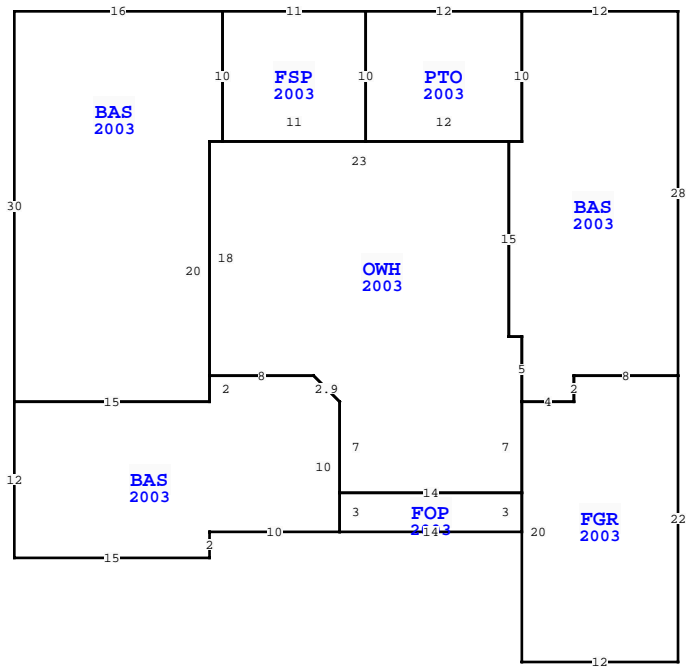
2024

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	

TOTAL OB/XF													
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										
TOTALS													

BUILDING NOTES													

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																								
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							