

SONGBIRD SUB BLOCK F LOT 5
 OR 404 P 860 OR 492 P 292
 OR 504 P 33 OR 579 P 459

VAUSE CHRISTINA J
 29 GOLDFINCH WAY
 CRAWFORDVILLE, FL 32327

2024

00-00-074-272-10223-F05



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	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	08	FAIR	
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	1,150	100	2003
FEP	100	80	2011
FGR	220	50	2003
FOP	276	30	2003
TOTALS	1,746		

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%	- 2021								
Heated Area: 1230						HX Base Yr 2021					
BLD DATE 03/15/2021 MMJS LGL DATE 03/15/2021 XF DATE 03/15/2021 MMJS LAND DATE 03/15/2021 MMJS INC DATE AG DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			130,302
TOTAL MARKET OB/XF VALUE			5,080
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			180,382
SOH/AGL Deduction			32,434
ASSESSED VALUE			147,948
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			97,948
TOTAL JUST VALUE			180,382
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			167,229
VERIFIED FIELD CARD OF 3/15/2021			
5 YR PRCL CH CHG FLOORING PU XFOB LN 5&6			
2021 HX APPLIED VAUSE			
LN 1, DEL XFOB LN 2, PU XFOB LN 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
30438	SFD	0	06/26/2003
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1137/0279	1/10/2020	WD Q	I 01
GRANTOR: MILLER HENRY & TAMMY		SALE PRICE	
GRANTEE: VAUSE CHRISTINA J		155,000	
0579/0459	2/18/2005	WD Q	I
GRANTOR: SCHNEIDER		133,000	
GRANTEE: MILLER			
BUILDING NOTES			
BUILDING DIMENSIONS			
FGR=[YR=2003] W22 S10 E22 BAS=[YR=2003] W22 FEP=[YR=2011] N10 W10 S10 E10\$ W24 S25 FOP=[YR=2003] S6 E46 N6 W46\$ E46 N25\$ N10\$.			

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	82	10	820.00	SF	6.00	6.00	100	2003	2003	3	21	1,033	
2	0955	PRIVACY FE	0	100	0	0	176.00	LF	15.00	15.00	100	2003	2003	3	0	0	
3	0211	CONCRETE W	0	100	0	0	147.00	SF	6.00	6.00	100	2003	2003	3	21	185	
4	0210	CONCRETE D	0	100	0	0	488.00	SF	6.00	6.00	100	2003	2003	3	21	615	
5	0955	PRIVACY FE	0	100	0	0	170.00	LF	15.00	15.00	100	2021	2021	3	98	2,499	
6	0625	PORT WD UT	0	100	14	10	140.00	SF	6.00	6.00	100	2020	2020	3	89	748	
TOTALS																	

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							