

SONGBIRD SUB BLOCK F LOT 12
 OR 404 P 860 OR 476 P 273
 OR 493 P 499 OR 891 P 690

CRANMER BENJAMIN M/CRANMER AMBER
 58 GOLDFINCH WAY
 CRAWFORDVILLE, FL 32327-1330

2024

00-00-074-272-10223-F12

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	12	HARDWOOD 70
Interior Floor	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
Kitchen	GD	GOOD 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,510	142.9200	142.56	215,266	2003	2019	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1204 HX Base Yr 2022

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		206,655		
TOTAL MARKET OB/XF VALUE		13,805		
TOTAL LAND VALUE - MARKET		50,000		
TOTAL MARKET VALUE		270,460		
SOH/AGL Deduction		50,700		
ASSESSED VALUE		219,760		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		169,760		
TOTAL JUST VALUE		270,460		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		250,371		
5YR CK NC FR				
INCR EYB 2015-2019 RE-ROOF CC 9-2022				
MAILING ADDR UPDATED PER 2022 HX APPLICATION				
2022 HX APP				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OB22-000554	RE-ROOF-CC	0	09/01/2022	
20061353	POOL	0	08/17/2006	
29983	SFD	0	03/24/2003	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100	2003	1,204	164,776
FGR	390	50	2003	195	26,687
FOP	60	30	2003	18	2,463
FSP	153	55	2003	84	11,496
PTO	16	5	2003	1	137
PTO	99	5	2003	5	684
PTO	60	5	2006	3	411
TOTALS	1,982			1,510	206,655

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	69	9			6.00	100	2003	2003	3	21	782	
2	0220	POOL VINYL	0	100	33	14			60.00	100	2006	2006	3	40	11,088	
3	0211	CONCRETE W	0	100	0	0			6.00	100	2006	2006	3	27	995	
4	0211	CONCRETE W	0	100	0	0			6.00	100	2003	2003	3	21	116	
5	0955	PRIVACY FE	0	100	0	0			15.00	100	2006	2006	3	30	824	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1243/0171	12/13/2021	WD	Q	I	01	280,000
GRANTOR: ALYEA BRANDON L & RAI						
GRANTEE: CRANMER BENJAMIN M						
0904/0418	2/07/2013	WD	U	I	12	132,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ALYEA BRANDON L						

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	1.00	50,000.00	50,000.00	50,000							

TOTAL OB/XF															13,805									
REVIEW DATE 03/06/2023 BY FRLW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 04/22/2026 BY SYS																								