

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

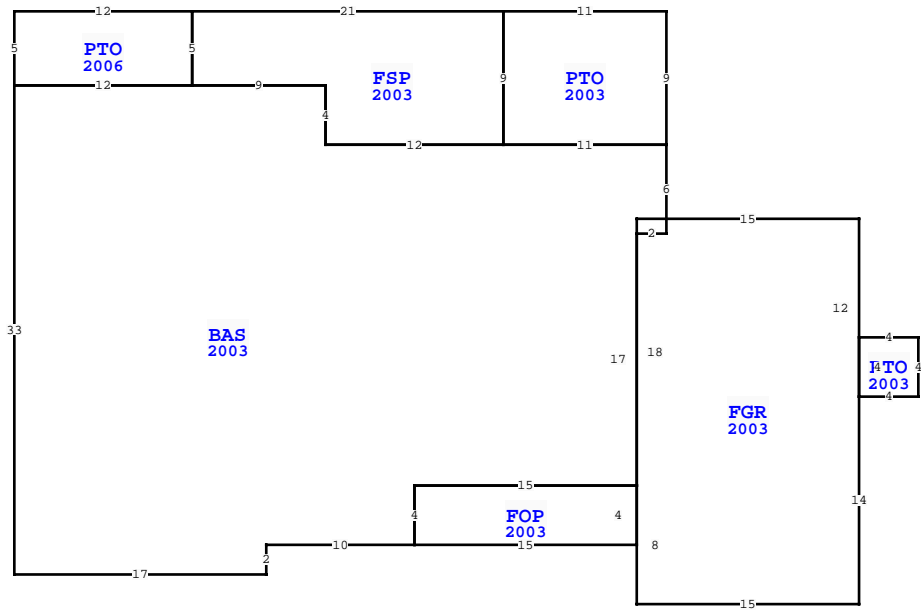
CRANMER BENJAMIN M/CRANMER AMBER  
 58 GOLDFINCH WAY  
 CRAWFORDVILLE, FL 32327-1330

**2024**

00-00-074-272-10223-F12

BUILDING CHARACTERISTICS		
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
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
BAS	1,204	100
FGR	390	50
FOP	60	30
FSP	153	55
PTO	16	5
PTO	99	5
PTO	60	5
TOTALS	1,982	

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											



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	621.00	SF	6.00	6.00	100	2003	2003	3	21	782	
2	0220	POOL VINYL	0	100 33 14	462.00	SF	60.00	60.00	100	2006	2006	3	40	11,088	
3	0211	CONCRETE W	0	100 0 0	614.00	SF	6.00	6.00	100	2006	2006	3	27	995	
4	0211	CONCRETE W	0	100 0 0	92.00	SF	6.00	6.00	100	2003	2003	3	21	116	
5	0955	PRIVACY FE	0	100 0 0	183.00	LF	15.00	15.00	100	2006	2006	3	30	824	

TOTAL OB/XF											
13,805											

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							

WAKULLA COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
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											
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								

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1243/0171	12/13/2021	WD Q	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						

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2003] W11 S9 E11 BAS=[YR=2003] W11 FSP=[YR=2003] N9 W21 S5 E9 S4 E12\$ W12 N4 W9 PTO=[YR=2006] N5 W12 S5 E12\$ W12 S33 E17 N2 E10 FOP=[YR=2003] E15 N4 W15 S4\$ N4 E15 FGR=[YR=2003] S8 E15 N14 PTO=[YR=2003] E4 N4 W4 S4\$ N12 W15 S18\$ N17 E2 N6\$ N9\$.											