

SONGBIRD SUB BLOCK F LOT 15  
 OR 404 P 860 OR 447 P 267  
 OR 455 P 43 OR 726 P 540

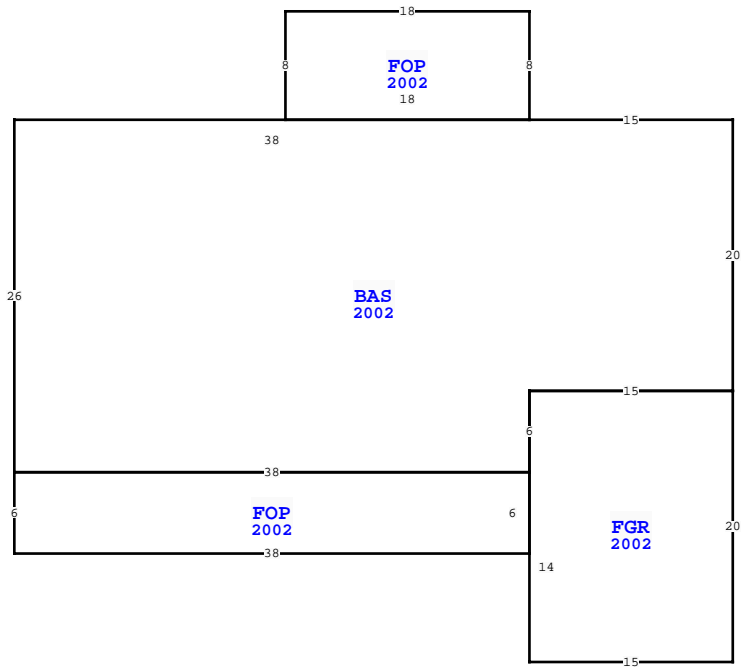
COOK LISA M  
 40 GOLDFINCH WAY  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-074-272-10223-F15

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
20	FACE BRICK 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
08	FAIR				
0100	SINGLE FAMILY				
2	MKT AREA	10			
272.00	1.05/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	2002	1,288	105,232
FGR	300	50	2002	150	12,255
FOP	144	30	2002	43	3,513
FOP	228	30	2002	68	5,556
TOTALS	1,960			1,549	126,556

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,549	103.6800	103.42	160,198	2002	2002	0	0	21.00	79.00		
1 SINGLE FAM 100% - 2017 Heated Area: 1288 HX Base Yr 2017													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		126,556	
TOTAL MARKET OB/XF VALUE		895	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		177,451	
SOH/AGL Deduction		58,245	
ASSESSED VALUE		119,206	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		69,206	
TOTAL JUST VALUE		177,451	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		163,501	
5 YR PRCL CH, N/C			
5 YR PRCL CH, CHG EXW, FLOOR & QUAL			
ADD HX FOR 2017			
ADDRESS CHG PER WAKULLA TRIM NCOA REPORT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000527	RE-ROOF/SHINGLES-		07/29/2024
29166	SFD	0	06/25/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0990/0792	1/29/2016	WD Q	Q	I	01	115,500
GRANTOR: MILLS ERIC						
GRANTEE: COOK LISA M						
0987/0419	11/30/2015	WD U	U	I	38	110,000
GRANTOR: FARMER JODY & DESIREE						
GRANTEE: MILLS ERIC						

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	67	9			6.00	100	2003	2003	3	21	760	
2	0955	PRIVACY FE	0	100	0	0		15.00	15.00	100	2003	2003	3	0	0	
3	0211	CONCRETE W	0	100	0	0		6.00	6.00	100	2003	2003	3	21	135	

BLD DATE		05/10/2021	MMJS	LGL DATE	
XF DATE		05/10/2021	MMJS	LAND DATE	05/10/2021
INC DATE				AG DATE	

BUILDING NOTES	
40 GOLDFINCH WAY, CRAWFORDVILLE	

BUILDING DIMENSIONS	
BAS=[YR=2002] W15 FOP=[YR=2002] N8 W18 S8 E18\$ W38 S26 FOP=[YR=2002] S6 E38 N6 W38\$ E38 FGR=[YR=2002] S14 E15 N20 W15 S6\$ N6 E15 N20\$.	

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							