

SONGBIRD SUB BLOCK F LOT 19
 OR 404 P 860 OR 503 P 605
 OR 517 P 286 OR 756 P 559

HUGUENIN ROBERT
 16 GOLDFINCH WAY
 CRAWFORDVILLE, FL 32327

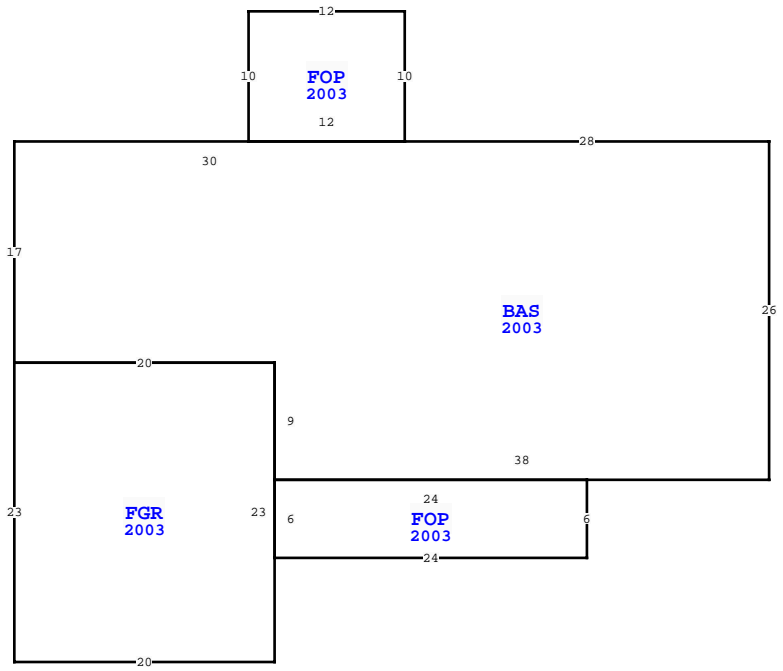
2024

00-00-074-272-10223-F19



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	19	COMMON	BRK	10	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	08	SHT	VINYL	20	
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	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	1	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	1,328	100	2003	1,328	123,355
FGR	460	50	2003	230	21,364
FOP	120	30	2003	36	3,344
FOP	144	30	2003	43	3,994
TOTALS	2,052			1,637	152,058

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% - 2011		116.11	190,072	2003	2003	0	0	20.00	80.00
Heated Area: 1328 HX Base Yr 2011											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			152,058
TOTAL MARKET OB/XF VALUE			2,842
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			204,900
SOH/AGL Deduction			75,496
ASSESSED VALUE			129,404
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			79,404
TOTAL JUST VALUE			204,900
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			190,016
5 YR PRCL CH, CORR EXW			
ADD CHG			
5 YR PRCL CH, CORR FLOOR			
2012 TRIM RET.NDAA UTFCHG TO HX ADD.10110-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
30742	SFD	0	09/11/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0756/0559	6/02/2008	WD Q	Q	I		160,000
GRANTOR: HUGUENIN ROBERT & SAN						
GRANTEE: HUGUENIN ROBERT						
0517/0286	12/18/2003	WD Q	Q	I		137,350
GRANTOR: HARBIN MICHAEL V						
GRANTEE: HUGUENIN ROBERT & S						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0210	CONCRETE D	0	100	70	16	1,120.00	SF	6.00	6.00	100
2	0955	PRIVACY FE	0	100	0	0	240.00	LF	15.00	15.00	100
3	0211	CONCRETE W	0	100	33	3	99.00	SF	6.00	6.00	100
4	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100
5	0211	CONCRETE W	0	100	0	0	132.00	SF	6.00	6.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
16 GOLDFINCH WAY, CRAWFORDVILLE											
BLD DATE 05/10/2021 MMJS LGL DATE 05/10/2021 MMJS											
XF DATE 05/10/2021 MMJS LAND DATE 05/10/2021 MMJS											
INC DATE AG DATE											

BUILDING NOTES											
BAS=[YR=2003] W28 FOP=[YR=2003] N10 W12 S10 E12\$ W30 S17											
FGR=[YR=2003] S23 E20 N23 W20\$ E20 S9 FOP=[YR=2003] S6 E24 N6 W24\$ E38 N26\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	50,000.00	50,000.00	50,000							