

SONGBIRD SUB BLOCK F LOT 21
 OR 404 P 860 OR 494 P 44
 OR 514 P 582 OR 682 P 191

LOCKHART ANTHONY D/LOCKHART YOLANDA
 4 GOLDFINCH WAY
 CRAWFORDVILLE, FL 32327

2024

00-00-074-272-10223-F21

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	08	SHT VINYL 50			
Interior Floor	14	CARPET 50			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		4 100			
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	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	1,502	100	2003	1,502	144,727
FGR	256	50	2003	128	12,334
FOP	42	30	2003	13	1,252
FSP	120	55	2003	66	6,360
PTO	120	5	2018	6	578
TOTALS	2,040			1,715	165,252

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%	- 2007									Heated Area: 1502 HX Base Yr 2007	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		165,252	
TOTAL MARKET OB/XF VALUE		2,767	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		218,019	
SOH/AGL Deduction		87,711	
ASSESSED VALUE		130,308	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		75,308	
TOTAL JUST VALUE		218,019	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		194,880	
INCR EYB 2003-2007 RE-ROOF OB23-188 CC 5/12/2023			
5 YR PRCL CH, PU PTO PU XFOB LN 4&5			
5 YR PRCL CH, CORR HTPP			
3, CHG BEDS, FLOOR, QUAL, PU NEW TRAV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000188	RE-ROOF-CC	0	04/17/2023
30512	SFD	0	07/15/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0682/0191	11/08/2006	WD	Q	I		198,000
GRANTOR: SLOAN, JR CALVIN E &						
GRANTEE: LOCKHART ANTHONY D.						
0514/0582	11/25/2003	WD	Q	I		143,050
GRANTOR: HARBIN MICHAEL V						
GRANTEE: SLOAN, JR CALVIN E						

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	60	9			540.00	SF	6.00	2003	2003	3	21	680
2	0211	CONCRETE W	0	100	25	3			75.00	SF	6.00	2003	2003	3	21	95
3	0955	PRIVACY FE	0	100	0	0			124.00	LF	15.00	2003	2003	3	0	0
4	0210	CONCRETE D	0	100	0	0			293.00	SF	6.00	2020	2020	3	89	1,565
5	0625	PORT WD UT	0	100	10	8			80.00	SF	6.00	2020	2020	3	89	427

BUILDING NOTES			
4 GOLDFINCH WAY, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2003] W12 PTO=[YR=2018] W12 S10 E12 N10\$ S10 W12 FSP=[YR=2003] N10 W12 S10 E12\$ W27 S32 E15 N2 E10 FOP=[YR=2003] E14 N3 W14 S3\$ N3 E14 FGR=[YR=2003] S13 E12 N22 W8 S2 W4 S7\$ N7 E4 N2 E8 N28\$.			

LAND DESCRIPTION										TOTAL OB/XF														
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							