

SONGBIRD SUB BLOCK G LOT 7
 OR 404 P 860 OR 519 P 221
 OR 551 P 167 OR 880 P 188

CARPENTER CHARLES/CARPENTER KATHLEEN
 32 NUTHATCH TRL
 CRAWFORDVILLE, FL 32327

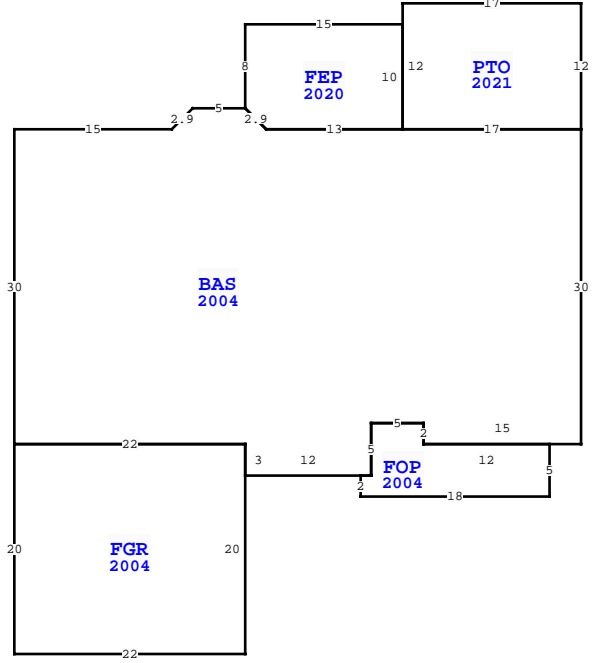
2024

00-00-074-289-10223-G07



ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 70
Exterior Wall	20	FACE	BRICK 30
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	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
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	289.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,660	100	2004
FEP	148	80	2020
FGR	440	50	2004
FOP	97	30	2004
PTO	204	5	2021
TOTALS	2,549		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,037	125.4000	119.13	242,668	2004	2004	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1778 HX Base Yr 2023													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		196,561	
TOTAL MARKET OB/XF VALUE		2,567	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		239,128	
SOH/AGL Deduction		0	
ASSESSED VALUE		239,128	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		184,128	
TOTAL JUST VALUE		239,128	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		241,969	
FR 5 YR CK, PU NEW TRV.			
MAILED THANK YOU LETTER			
CORR DIMENS XFOB LN 1, PU XFOB LN 4			
5 YR PRCL CH, CORR FLOOR, PU CORR TRAV, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00019	GENERATOR-CC		04/15/2024
20000557	WINDOWS-CO	0	12/04/2020
19000217	PLUMB-CO	0	02/21/2019
17000540	MECH	0	04/18/2017
30303	SFD	0	02/04/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1294/0045	12/06/2022	WD Q	Q	I	01	300,000
GRANTOR: DIMATTEO JACK F & ELI						
GRANTEE: CARPENTER CHARLES &						
1008/0634	8/16/2016	WD Q	Q	I	01	170,000
GRANTOR: ROSS JUDY A						
GRANTEE: DIMATTEO JACK F & 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	98	12	1,176.00	LF	6.00	6.00	100	2004	2004	3	23	1,623	
2	0211	CONCRETE W	0	100	61	3	183.00	SF	6.00	6.00	100	2004	2004	3	23	253	
3	0955	PRIVACY FE	0	100	0	0	212.00	LF	15.00	15.00	100	2004	2004	3	10	318	
4	0210	CONCRETE D	0	100	0	0	270.00	SF	6.00	6.00	100	2004	2004	3	23	373	

TOTAL OB/XF														2,567			
32 NUTHATCH TRL, CRAWFORDVILLE																	
BLD DATE		06/05/2017		MMSR		LGL DATE											
XF DATE		06/05/2017		MMSR		LAND DATE		03/03/2020		JB							
INC DATE						AG DATE											

BUILDING NOTES													
PTO=[YR=2021] W17 S12 E17 BAS=[YR=2004] W17 FEP=[YR=2020] N10 W15 S8 D2 R2 E13\$ W13 L2 U2 W5 L2 D2 W15 S30													
FGR=[YR=2004] S20 E22 N20 W22\$ E22 S3 E12 FOP=[YR=2004] W1 S2 E18 N5 W12 N2 W5 S5\$ N5 E5 S2 E15 N30\$ N12\$.													

BUILDING DIMENSIONS													
PTO=[YR=2021] W17 S12 E17 BAS=[YR=2004] W17 FEP=[YR=2020] N10 W15 S8 D2 R2 E13\$ W13 L2 U2 W5 L2 D2 W15 S30													
FGR=[YR=2004] S20 E22 N20 W22\$ E22 S3 E12 FOP=[YR=2004] W1 S2 E18 N5 W12 N2 W5 S5\$ N5 E5 S2 E15 N30\$ N12\$.													

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	40,000.00	40,000.00	40,000										