

SONGBIRD SUB PHASE 2 BLOCK I
 LOT 9 OR 404 P 860
 OR 565 P 277 OR 588 P 400

MCNEIL LISA MARIE/M
 22 SPARROW PATH
 CRAWFORDVILLE, FL 32327

2024

00-00-074-289-10223-I09

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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
BAS	1,809	100
FEP	160	80
FGR	400	50
FOP	155	30
PTO	160	5
TOTALS	2,684	

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
0100	01	2,191	116.7000	110.86	242,894	2005	2005	0	0	0	18.00	82.00																
1 SINGLE FAM 100% - 2022 Heated Area: 1937 HX Base Yr 2022																												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>05/20/2021</th> <th>MMJS</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>05/20/2021</th> <th>MMJS</th> <th>LAND DATE</th> <th>05/20/2021</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>														BLD DATE	05/20/2021	MMJS	LGL DATE		XF DATE	05/20/2021	MMJS	LAND DATE	05/20/2021	INC DATE			AG DATE	
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WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		199,173	
TOTAL MARKET OB/XF VALUE		3,781	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		242,954	
SOH/AGL Deduction		9,693	
ASSESSED VALUE		233,261	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		183,261	
TOTAL JUST VALUE		242,954	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		246,206	
5 YR PRCL CH, CH FLOORING			
5 YR PRCL CH, PU CORR DIMENS XFOB LN 1 & 3			
NEW TRIM SENT			
PRCL:0:2: SENT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000568	RE-ROOF/SHINGLES		08/09/2024
2006440	UTILITY	0	03/09/2006
32654	SFD	0	11/12/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1219/0055	7/07/2021	WD Q	Q	I	01	285,000
GRANTOR: MILLS DUSTIN & CHELSE						
GRANTEE: MCNEIL LISA MARIE						
0987/0523	12/14/2015	TD Q	Q	I	01	191,000
GRANTOR: WILLIAMS GWENDOLYN M						
GRANTEE: MILLS DUSTIN & CHEL						

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	66	16			6.00	100	2005	2005	3	24	1,521								
2	0130	FIRE PLACE	0	100	0	0	UT	1,300.00	1,300.00	100	2005	2005	3	64	832								
3	0211	CONCRETE W	0	100	35	3	SF	6.00	6.00	100	2005	2005	3	24	151								
4	0955	PRIVACY FE	0	100	0	0	LF	15.00	15.00	100	2005	2005	3	20	888								
5	0620	WOOD UTL B	0	100	12	20	SF	6.00	6.00	100	2006	2006	3	27	389								
TOTALS														2,684		2,191	199,173						

BUILDING NOTES													
22 SPARROW PATH, CRAWFORDVILLE													

BUILDING DIMENSIONS													
BAS=[YR=2005] W10 PTO=[YR=2005] N10 W16 S10 E16\$ W16													
FEP=[YR=2007] N10 W16 S10 E16\$ W33 S36 E11 FOP=[YR=2005] S5													
E28 N5 W22 N3 W5 S3 W1\$ E1 N3 E5 S3 E22 FGR=[YR=2005] S5 E20													
N20 W20 S15\$ N15 E20 N21\$.													

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							