LOT 4 CUTCHIN TOWN CENTER
PLAT BOOK 6 PAGE 4
OR 1110 P 227 OR 1224 P 446

KC 1 INVESTMENTS, LLC
27 BAY PINE DR
CRAWFORDVILLE, FL 32327

2024

00-00-074-404-10223-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1002	COMM W/XFOB	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SONGBIRD AVE, CRAWFORDVILLE

BLD DATE		LGL DATE	01/01/2021 TBNM
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	313,500
TOTAL MARKET VALUE	313,500
SOH/AGL Deduction	0
ASSESSED VALUE	313,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,500
TOTAL JUST VALUE	313,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,500

CHANGED STREET TO SONGBIRD AVE

REVAL LAND BY TB

NEW SUBD CREATED FROM PARENT PRCL 10223-001

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1224/0446	8/11/2021	WD	Q	V	01	330,000

GRANTOR: SONGBIRD OF WAKULLA C

GRANTEE: KC 1 INVESTMENTS, L

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	VAC COMMERCI	0		LIC	0.00	0.00	1.65	AC		1.00	1.00	1.00	190,000.00	190,000.00	313,500							

REVIEW DATE 01/01/2021 BY TBNM Total Acres: 1.65 Total Land Value: 313,500 Market: 0 Agricultural: 0 Common: 313,500 PRINTED 04/01/2026 BY SYS