

UNIT 102 BLDG 100
 SONGBIRD OFFICE CONDO
 OR 1276 P 408 OR 1277 P 698

LOT 6 CUTCHIN TOWN CENTER, LLC
 2121 KILLARNEY WAY STE G
 TALLAHASSEE, FL 32309

2024

00-00-074-431-10223-102


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	AVERAGE	AVERAGE 100
View	WOODS VIEW	WOODS VIEW 100
Desirability	N/A	N/A 100
Parking	OPEN	OPEN 100
Quality	03	AVERAGE
DOR CODE	0400	CONDOMINIA
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	2,325	2,325

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	UC	NORM	% COND	
0043100	100	2,325				2022	2022	100	100	45			
1 CONDO				0% - 0	SQFT=2325				HX Base Yr				

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	160,765		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	160,765		
SOH/AGL Deduction	0		
ASSESSED VALUE	160,765		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	160,765		
TOTAL JUST VALUE	160,765		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	160,765		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / CD
1234/0680	10/21/2021	WD Q	V 01
GRANTOR: SONGBIRD OF WAKULLA C			
GRANTEE: LOT 6 CUTCHIN TOWN			
BUILDING NOTES			
BUILDING DIMENSIONS			

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
, CRAWFORDVILLE																								