UNIT 103 BLDG 100
SONGBIRD OFFICE CONDO
OR 1276 P 408 OR 1277 P 698

LIN XIN MING/LI JUAN
553 EAST IVAN ROAD
CRAWFORDVILLE, FL 32327

2024

00-00-074-431-10223-103

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

71 C SONGBIRD AVE, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

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

FLYNN SAYS JEFF TOOK CARE OF THIS. CLOSED INSP.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000469	BLDG OUT-CO		05/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1353/0517	3/26/2024	WD	Q	I	01	300,000
GRANTOR: LOT 6 CUTCHIN TOWN CE						
GRANTEE: LIN XIN MING						
1234/0680	10/21/2021	WD	Q	V	01	338,000
GRANTOR: SONGBIRD OF WAKULLA C						
GRANTEE: LOT 6 CUTCHIN TOWN						

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

REVIEW DATE 09/06/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 04/01/2026 BY SYS