UNIT 201 BLDG 200
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

00-00-074-431-10223-201

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	AVERAGE	AVERAGE 100
View Lumber	WOODS VIEW	WOODS VIEW 100
Desirability	N/A	N/A 100
Parking	OPEN	OPEN 100
Bathrooms		1 100
Quality	03	AVERAGE
DOR CODE	1000	VACANT COMMERCIAL
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		200	2,325				2022	2022	100	100	21		

1 CONDO 0% - 0 SQFT=2325 HX Base Yr

, CRAWFORDVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	75,023
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	75,023
SOH/AGL Deduction	0
ASSESSED VALUE	75,023
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,023
TOTAL JUST VALUE	75,023
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000603	OFFICE	0	02/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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 01/08/2022 BY ITPB Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 06/24/2026 BY SYS