

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  


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
	Floor	1 100	
	Location	AVERAGE 100	
	View	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			
				SQFT=2325				HX Base Yr					

WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
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						

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

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