UNIT 202 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

00-00-074-431-10223-202

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/

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

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,325			2,325	

, CRAWFORDVILLE

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

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