SUMMERWOOD SUBD
TRACT 26
OR 102 P 705  OR 113 P 870-872

OSTBERG ROBERT/OSTBERG JEANETTE
168 BLUEBIRD LANE
CRAWFORDVILLE, FL 32327

**2024**

**08-3S-01E-176-05065-A26**

## BUILDING CHARACTERISTICS

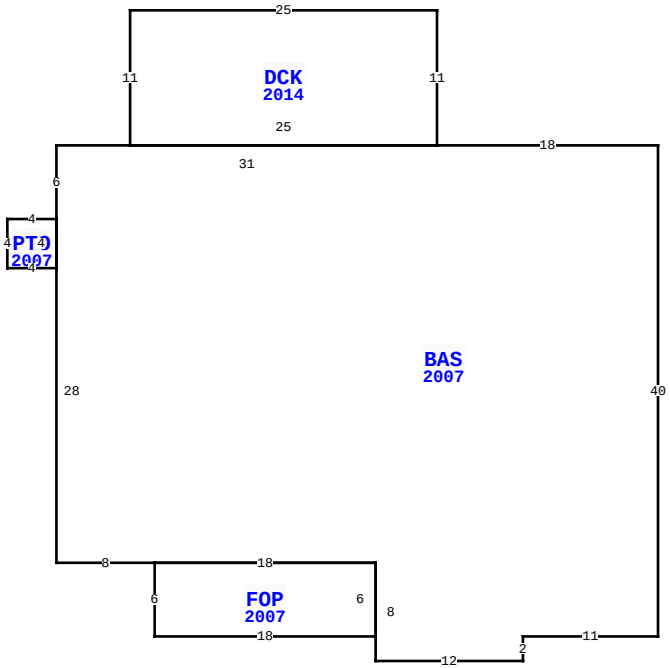
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 02 | CONCR SLAB 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 05 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Heating Type | 04 | AIR DUCTED 100 |
| Air Condition | 03 | CENTRAL 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Story Height | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 08 | FAIR |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | 1 | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 176.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,828 | 100 | 2007 | 1,828 | 159,510 |
| DCK | 275 | 10 | 2014 | 28 | 2,444 |
| FOP | 108 | 30 | 2007 | 32 | 2,792 |
| PTO | 16 | 5 | 2007 | 1 | 87 |
| TOTALS | 2,227 | | | 1,889 | 164,832 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,889 | 109.3500 | 103.88 | 196,229 | 2007 | 2007 | 0 | 0 | 0 | 16.00 | 84.00 |

3 SINGLE FAM  100% - 2004  Heated Area: 1828  HX Base Yr 2004




168 BLUEBIRD LN, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | 03/16/2017 RTTP | LGL DATE | |
| XF DATE | 03/16/2017 RTTP | LAND DATE | 03/16/2017 RTTP |
| INC DATE | | AG DATE | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1  3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 164,832 |
| TOTAL MARKET OB/XF VALUE | 1,493 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 216,325 |
| SOH/AGL Deduction | 57,693 |
| ASSESSED VALUE | 158,632 |
| TOTAL EXEMPTION VALUE | HX HB 50,000 |
| BASE TAXABLE VALUE | 108,632 |
| TOTAL JUST VALUE | 216,325 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 217,831 |

JS 5 YR CK, DEMO XFOBS.
SIZE XFOB LN 8, PU FNDN & FRME
2 & 7, CHG SIZE XFOB LN 3, 5, 6, CHG CODE &
5 YR PRCL CH, DEL XFOB LN 1,CHG CODE XFOB LN

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20061509 | SFD-CO | 0 | 09/15/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0671/0868 | 8/15/2006 | QC | Q | V | 01 | 100 |
| GRANTOR: OSTBERG ROBERT & JENN | | | | | | |
| GRANTEE: OSTBERG ROBERT & JE | | | | | | |
| 0500/0113 | 8/18/2003 | WD | Q | I | | 67,500 |
| GRANTOR: TAYLOR SUELLEN & DEWE | | | | | | |
| GRANTEE: OSTBERG ROBERT & JE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W18 DCK=[YR=2014] N11 W25 S11 E25$ W31 S6
PTO=[YR=2007] W4 S4 E4 N4$ S28 E8 FOP=[YR=2007] S6 E18 N6
W18$ E18 S8 E12 N2 E11 N40$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0700 | PORT BLDG | 0 | 100 | 12 | 20 | 240.00 | SF | 8.00 | 8.00 | 100 | 1987 | 1987 | 3 | 44 | 845 | |
| 2 | 0700 | PORT BLDG | 0 | 100 | 10 | 12 | 120.00 | SF | 8.00 | 8.00 | 100 | 1980 | 1980 | 3 | 20 | 192 | |
| 3 | 0610 | VINYL UTL | 0 | 100 | 20 | 15 | 300.00 | SF | 6.00 | 6.00 | 100 | 1993 | 1993 | 3 | 20 | 360 | |
| 4 | 0950 | METAL SHED | 0 | 100 | 10 | 3 | 30.00 | SF | 8.00 | 8.00 | 100 | 1993 | 1993 | 3 | 20 | 48 | |
| 5 | 0950 | METAL SHED | 0 | 100 | 10 | 3 | 30.00 | SF | 8.00 | 8.00 | 100 | 1993 | 1993 | 3 | 20 | 48 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,493

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 02/17/2022  BY JSLA  Total Acres: 5.94  Total Land Value: 50,000  Market: 0  Agricultural: 0  Common: 50,000  PRINTED 04/08/2026 BY SYS