MALLARD POND LOT 1
OR 602 P 465 OR 914 P 370
OR 927 P 491 OR 1013 P 197

COLVILLE ANDREW
8 MALLARD POND CIR
CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-001

BUILDING CHARACTERISTICS

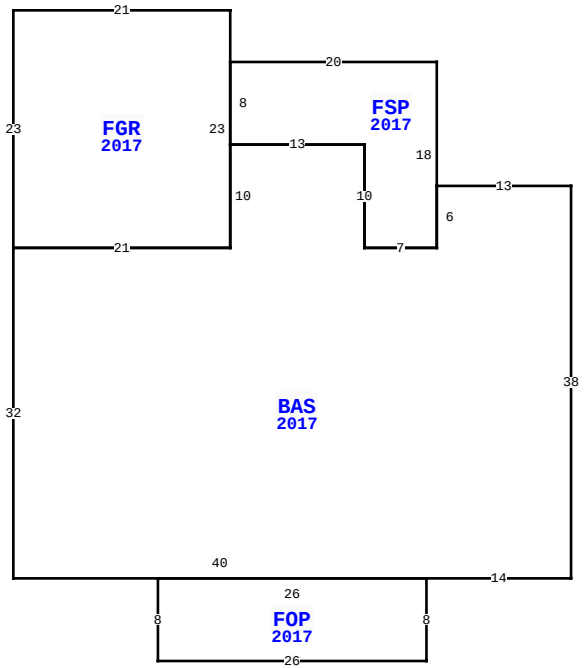
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	3	MKT AREA 10
NEIGHBORHOOD/LOC	331.00	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,936	100	2017	1,936	220,783
FGR	483	50	2017	242	27,597
FOP	208	30	2017	62	7,071
FSP	230	55	2017	126	14,369
TOTALS	2,857			2,366	269,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,366	116.1000	121.32	287,043	2017	2017	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2018 Heated Area: 1936 HX Base Yr 2018



8 MALLARD POND CIR, CRAWFORDVILLE

BLD DATE	08/04/2020	FRAK	LGL DATE		
XF DATE	08/04/2020	FRAK	LAND DATE	08/04/2020	FRAK
INC DATE			AG DATE		

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	0210	CONCRETE D	0	100	55	17	935.00	SF	6.00	6.00	100	2017	2017	3	76	4,264	
2	0211	CONCRETE W	0	100	9	5	45.00	SF	6.00	6.00	100	2017	2017	3	76	205	
3	0211	CONCRETE W	0	100	95	4	380.00	SF	6.00	6.00	100	2017	2017	3	76	1,733	
4	0955	PRIVACY FE	0	100	0	0	148.00	LF	15.00	15.00	100	2017	2017	3	91	2,020	
5	0955	PRIVACY FE	0	100	0	0	194.00	LF	15.00	15.00	100	2020	2020	3	97	2,823	
6	0213	CONCRETE P	0	100	30	30	900.00	SF	6.00	6.00	100	2020	2020	3	100	5,400	
7	0220	POOL VINYL	0	100	0	0	832.00	SF	60.00	60.00	100	2020	2020	3	89	44,429	
8	0211	CONCRETE W	0	100	0	0	1,501.00	SF	6.00	6.00	100	2020	2020	3	89	8,015	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		269,820
TOTAL MARKET OB/XF VALUE		68,889
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		393,709
SOH/AGL Deduction		129,801
ASSESSED VALUE		263,908
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		213,908
TOTAL JUST VALUE		393,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,705

5 YR PRCL CK, N/C

5 YR PRCL CH, PU XFOB LN 5-8, NEW TRAV

SOH PORTED FROM 11158-000 FOR 18/T. ANDREWS

5 YR PRCL CH, PU NEW SFD & XFOB LN 1-4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000319	SWIM POOL-CC	0	04/17/2020
16001222	SFD-CO	0	12/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/0001	2/23/2023	QC	U	I	11	100
GRANTOR: COLVILLE TIFFANY NKA						
GRANTEE: COLVILLE ANDREW						
1220/0387	7/16/2021	QC	U	I	11	100
GRANTOR: COLVILLE ANDREW & AND						
GRANTEE: COLVILLE ANDREW & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 S6 W7 N10 FSP=[YR=2017] S10 E7 N18 W20 S8 E13$ W13 S10 W21 FGR=[YR=2017] E21 N23 W21 S23$ S32 E40 FOP=[YR=2017] W26 S8 E26 N8$ E14 N38$.

LAND DESCRIPTION

TOTAL OB/XF 68,889

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	55,000.00	55,000.00	55,000							

REVIEW DATE 06/11/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 04/22/2026 BY SYS