

MALLARD POND  
OR 602 P 465  
OR 927 P 491

LOT 6  
OR 914 P 370  
OR 1013 P 197

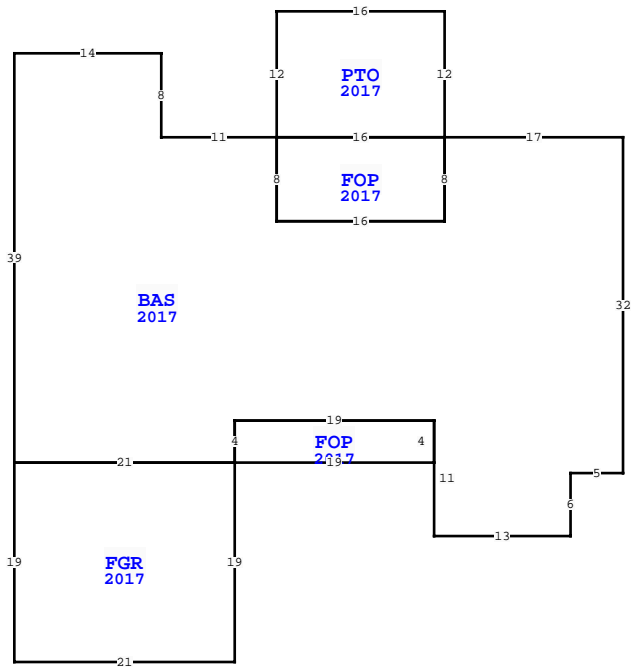
SMITH KALA D/  
48 MALLARD POND CIR  
CRAWFORDVILLE, FL 32327

**2024**

00-00-072-331-10157-006

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	90
Exterior Wall	11	AVERAGE	10
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	60
Interior Floo	14	CARPET	40
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		4	100
Bathrooms		3	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,073	119.7000	125.09	259,312	2017	2017	0	0	6.00	94.00
1 SINGLE FAM 100% - 2018 Heated Area: 1802 HX Base Yr 2018											



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
03	AVERAGE	0100	SINGLE FAMILY	3	MKT AREA	10	
				331.00	1.10/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,802	100	2017	1,802	211,887		
FGR	399	50	2017	200	23,517		
FOP	76	30	2017	23	2,704		
FOP	128	30	2017	38	4,468		
PTO	192	5	2017	10	1,176		
TOTALS	2,597			2,073	243,753		

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	243,753		
TOTAL MARKET OB/XF VALUE	12,938		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	311,691		
SOH/AGL Deduction	97,180		
ASSESSED VALUE	214,511		
TOTAL EXEMPTION VALUE	214,511	HA HAB 13	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	311,691		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	276,222		
5 YR PRCL CK, PU XFOB			
2022 T&P RENEWAL RECD			
5 YR PRCL CH, PU XFOB LN 4 & 5, CHG EXW			
2021 T&P RENEWAL RECD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000247	SHED-CO	0	03/16/2020
16000953	SFD-CO	0	10/03/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1028/0126	3/03/2017	WD Q	Q	I	01	228,000
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: SMITH KALA D						
1013/0197	9/29/2016	WD Q	V	05		486,000
GRANTOR: MALLARD POND, LLC						
GRANTEE: SOUTHERN CONSTRUCTI						

EXTRA FEATURES															
L N	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 88	1,056.00	SF	6.00	6.00	100	2017	2017	3	76	4,815	
2	0210	CONCRETE D	0	100 0	353.00	SF	6.00	6.00	100	2017	2017	3	76	1,610	
3	0211	CONCRETE W	0	100 64	256.00	SF	6.00	6.00	100	2017	2017	3	76	1,167	
4	0700	PORT BLDG	0	100 12	288.00	SF	0.00	0.00	100	2020	2020	3	94	0	
5	0700	PORT BLDG	0	100 12	288.00	SF	0.00	0.00	100	2020	2020	3	94	0	
6	0955	PRIVACY FE	0	100 0	360.00	LF	15.00	15.00	100	2024	2022	99	99	5,346	

BUILDING NOTES			
48 MALLARD POND CIR, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2017] W17 S8 W16 N8 FOP=[YR=2017] S8 E16 N8 W16\$			
PTO=[YR=2017] E16 N12 W16 S12\$ W11 N8 W14 S39 FGR=[YR=2017]			
S19 E21 N19 FOP=[YR=2017] E19 N4 W19 S4\$ W21\$ E21 N4 E19 S11			
E13 N6 E5 N32\$.			

LAND DESCRIPTION																								
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
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							