

MALLARD POND LOT 7  
 OR 602 P 465 OR 914 P 370  
 OR 927 P 491 OR 1013 P 197

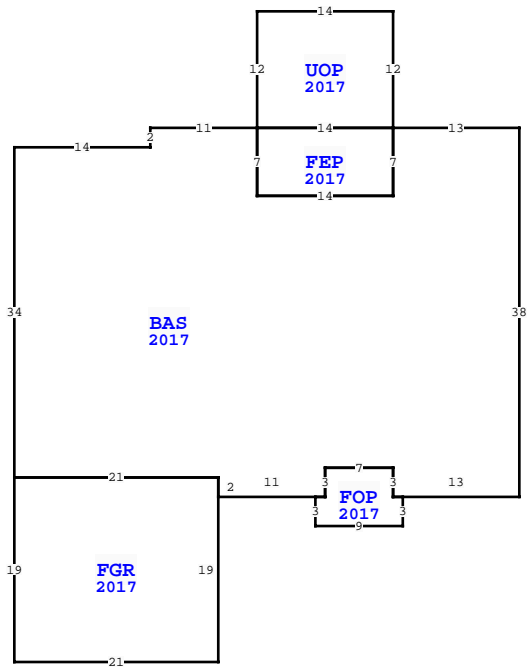
PATEL BHAVESHRI/PATEL NIRANJAN  
 50 MALLARD POND CIRCLE  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-072-331-10157-007

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	06	BD/BATTEN		10	
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	1,787	100	2017	1,787	203,102
FEP	98	80	2017	78	8,865
FGR	399	50	2017	200	22,731
FOP	48	30	2017	14	1,591
UOP	168	20	2017	34	3,864
TOTALS	2,500			2,113	240,154

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2020									
Heated Area: 1865 HX Base Yr 2020											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			240,154
TOTAL MARKET OB/XF VALUE			9,013
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			304,167
SOH/AGL Deduction			57,092
ASSESSED VALUE			247,075
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			197,075
TOTAL JUST VALUE			304,167
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			268,156
5 YR PRCL CK, N/C			
FR 5 YR CK 1/9/23 - CH BLDG COMP CODE.			
2020 HX APPLIED - PATEL			
2020 HX APP RECEIVED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000123	SFD-CO	0	02/06/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1120/0011	7/31/2019	WD Q	Q	I	01	245,900
GRANTOR: ROOT GEORGE B & SUSAN						
GRANTEE: PATEL BHAVESHRI & P						
1046/0722	9/01/2017	WD Q	Q	I	01	220,000
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: ROOT GEORGE B & SUS						

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	12		1,056.00	SF	6.00	100	2017	2017	3	76	4,815
2	0210	CONCRETE D	0	100	0	0		473.00	SF	6.00	100	2017	2017	3	76	2,157
3	0211	CONCRETE W	0	100	64	4		256.00	SF	6.00	100	2017	2017	3	76	1,167
4	0955	PRIVACY FE	0	100	0	0		64.00	LF	15.00	100	2017	2017	3	91	874

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				0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

TOTAL OB/XF												9,013												
REVIEW DATE 06/10/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 04/22/2026 BY SYS																								