

MALLARD POND
OR 602 P 465
OR 927 P 491

LOT 11
OR 914 P 370
OR 1013 P 197

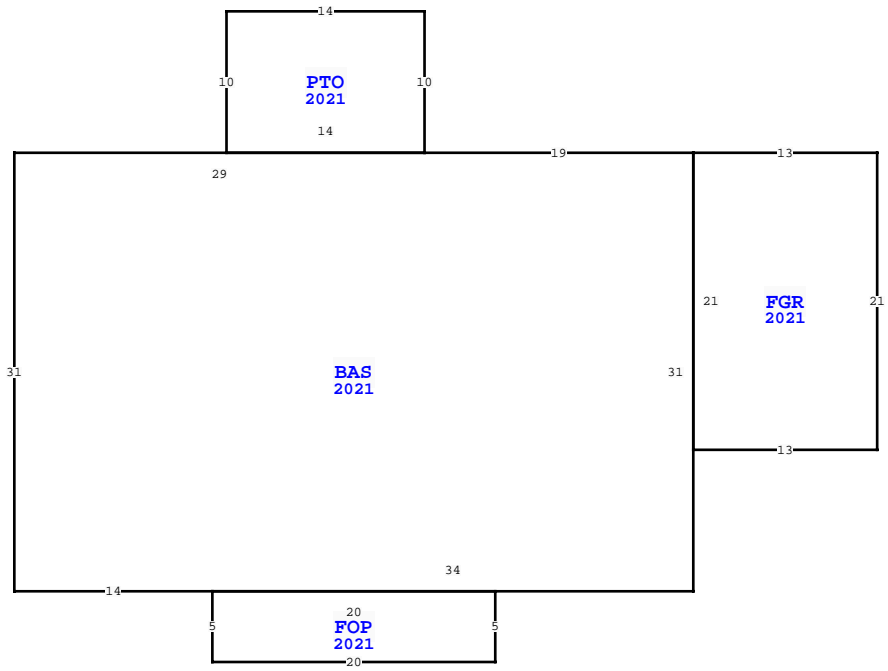
RYAN LESLIE RENEE
70 MALLARD POND CIRCLE
CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-011

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	10	LAMINATED 50
Interior Floo	14	CARPET 50
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,661	114.5000	119.65	198,739	2021	2021	0	0	2.00	98.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1488 HX Base Yr 2022													



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	0	0		993.00	100	2021	2021	3	93	5,541	
2	0211	CONCRETE W	0	100	35	4		140.00	100	2021	2021	3	93	781	
3	0955	PRIVACY FE	0	100	0	0		248.00	100	2024	2022		99	3,683	

TOTALS		2,001	1,661	194,764
70 MALLARD POND CIR, CRAWFORDVILLE				

TOTAL OB/XF														10,005										
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							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		194,764			
TOTAL MARKET OB/XF VALUE		10,005			
TOTAL LAND VALUE - MARKET		55,000			
TOTAL MARKET VALUE		259,769			
SOH/AGL Deduction		50,939			
ASSESSED VALUE		208,830			
TOTAL EXEMPTION VALUE		50,000		HX HB	
BASE TAXABLE VALUE		158,830			
TOTAL JUST VALUE		259,769			
NCON VALUE		3,683			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		224,006			

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1220/0499	7/23/2021	WD Q	I 01	214,900

GRANTOR: SOUTHERN CONSTRUCTION					
GRANTEE: RYAN LESLIE RENEE					
1013/0197	9/29/2016	WD Q	V 05	486,000	
GRANTOR: MALLARD POND, LLC					
GRANTEE: SOUTHERN CONSTRUCTI					

BUILDING NOTES					

BUILDING DIMENSIONS					
FGR=[YR=2021] W13 BAS=[YR=2021] W19 PTO=[YR=2021] N10 W14 S10 E14\$ W29 S31 E14 FOP=[YR=2021] S5 E20 N5 W20\$ E34 N31\$ S21 E13 N21\$.					