

MALLARD POND
OR 602 P 465
OR 927 P 491

LOT 12
OR 914 P 370
OR 1013 P 206

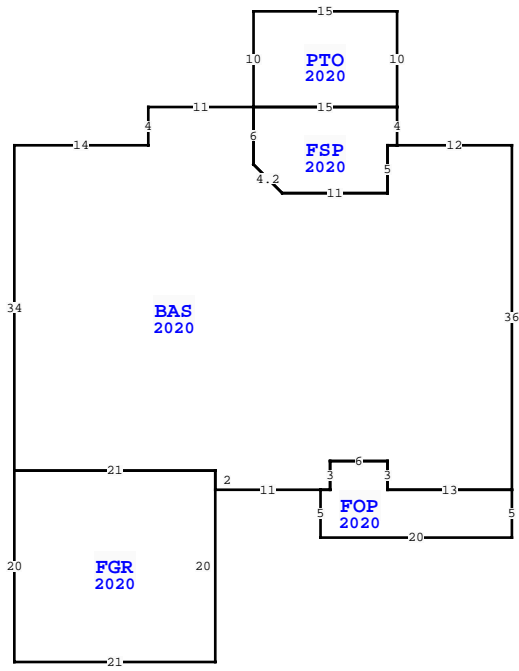
TOLVER BRANDEN/TOLVER CRYSTAL SHANEE
20 SILKY COURT
CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-012

ELEMENT		CD	CONSTRUCTION		
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	11	CLAY TILE		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	
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	1,791	100	2020	1,791	220,390
FGR	420	50	2020	210	25,842
FOP	118	30	2020	35	4,307
FSP	126	55	2020	69	8,490
PTO	150	5	2020	8	985
TOTALS	2,605			2,113	260,013

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,113	121.4000	126.86	268,055	2020	2020	0	0	3.00	97.00
1 SINGLE FAM 100% - 2021 Heated Area: 1791 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		260,013	
TOTAL MARKET OB/XF VALUE		5,649	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		320,662	
SOH/AGL Deduction		105,444	
ASSESSED VALUE		215,218	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		165,218	
TOTAL JUST VALUE		320,662	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		284,722	
5 YR PRCL CK, N/C			
2018 VALS/09960-E02/2021			
ADD HX &PORT FOR 2021- TOLVER, PORTED			
5 YR PRCL CH, PU XFOB LN 1-2, PU NEW SFD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001197	SFD-CO	0	08/27/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1137/0817	1/16/2020	WD Q	Q	I	01	245,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: TOLVER BRANDEN & CR						
1013/0206	9/29/2016	WD Q	Q	V	05	486,000
GRANTOR: MALLARD POND, LLC						
GRANTEE: GOLDEN CONSTRUCTION						

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	798.00	SF	6.00	6.00	100	2020	2020	3	89	4,261	
2	0211	CONCRETE W	0	100	65	260.00	SF	6.00	6.00	100	2020	2020	3	89	1,388	

TOTAL OB/XF											
5,649											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W12 FSP=[YR=2020] N4 PTO=[YR=2020] N10 W15 S10 E15\$ W15 S6 D3 R3 E11 N5 E1\$ W1 S5 W11 L3 U3 N6 W11 S4 W14 S34 FGR=[YR=2020] S20 E21 N20 W21\$ E21 S2 E11 POP=[YR=2020] S5 E20 N5 W13 N3 W6 S3 W1\$ E1 N3 E6 S3 E13 N36\$.											

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							