

MALLARD POND
OR 602 P 465
OR 927 P 491

LOT 21
OR 914 P 370
OR 1013 P 197

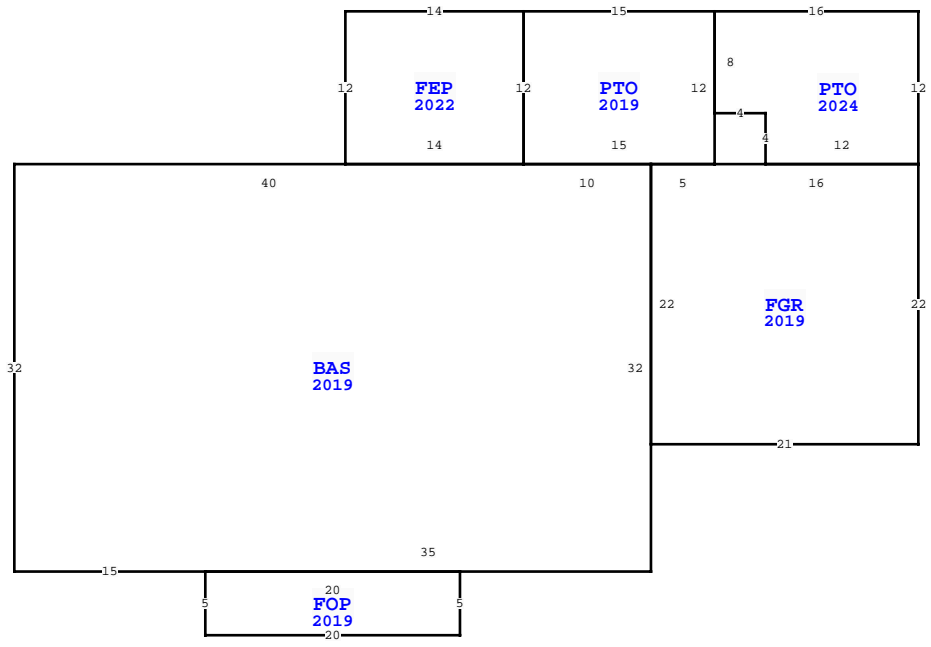
BRANNON CHARLES W II/BRANNON PATTI L
13 BUFFLEHEAD COURT
CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-021

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Air Condition	14	MINI SPLIT 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
1	SINGLE FAM	100%	- 2020								
Heated Area: 1734 HX Base Yr 2020											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	2019	1,600	183,858
FEP	168	80	2022	134	15,398
FGR	462	50	2019	231	26,544
FOP	100	30	2019	30	3,447
PTO	180	5	2019	9	1,034
PTO	176	5	2024	9	1,034
TOTALS	2,686			2,013	231,316

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	975.00	SF	6.00	6.00	100	2019	2019	3	85	4,973	
2	0211	CONCRETE W	0	100	36	4	144.00	SF	6.00	6.00	100	2019	2019	3	85	734	
3	0955	PRIVACY FE	0	100	0	0	600.00	LF	15.00	15.00	100	2019	2019	3	96	8,640	
4	0230	POOL, CONCR	0	100	36	16	576.00	SF	65.00	65.00	100	2022	2022	3	97	36,317	
6	0932	PAVILION U	0	100	13	15	195.00	SF	5.00	5.00	100	2022	2022	3	97	946	

EXTRA FEATURES											
13 BUFFLEHEAD CT, CRAWFORDVILLE											
BLD DATE	XF DATE	INC DATE	FRSR	LGL DATE	LAND DATE	AG DATE	FRSR				
01/07/2020	01/07/2020			01/07/2020							

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							

TOTAL OB/XF											
51,610											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			231,316
TOTAL MARKET OB/XF VALUE			51,610
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			337,926
SOH/AGL Deduction			73,006
ASSESSED VALUE			264,920
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			209,920
TOTAL JUST VALUE			337,926
NCON VALUE			1,034
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			304,939
5 YR PRCL CK, CHG TRAV ADD PTO, ADD ELEMENT			
INCR EYB 2019-2021 HVAC OB22-679 CC 2/2/2023			
FR PRMT CK; PU POOL, XFOBS, CC 08/2022			
FR PRMT CK; PU NEW TRAV; EXW; CC 04/2022			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000679	HVAC CHANGE OUT-C		11/16/2022
22000690	GAZEBO-CC	0	07/07/2022
22000302	IN-GROUND POOL-CC	0	03/23/2022
OBN21-00034	INSTALL WINDOWS-C	0	12/29/2021
19001070	SFD-CO	0	07/29/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1134/0798	12/17/2019	WD Q	Q	I	01	231,900
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: BRANNON CHARLES W I						
1013/0197	9/29/2016	WD Q	Q	V	05	486,000
GRANTOR: MALLARD POND, LLC						
GRANTEE: SOUTHERN CONSTRUCTI						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019;ORIG=-21,0] W10 W40 S32 E15 E35 N32 \$											
FGR=[YR=2019;ORIG=0,0] W16 W5 S22 E21 N22 \$											
PTO=[YR=2019;ORIG=-16,0] N12 W15 S12 E15 \$											
FEP=[YR=2022;ORIG=-31,0] N12 W14 S12 E14 \$											
FOP=[YR=2019;ORIG=-56,32] S5 E20 N5 W20 \$											
PTO=[YR=2024;ORIG=0,0] W12 N4 W4 N8 E16 S12 \$											