

MALLARD POND
OR 602 P 465
OR 927 P 491

LOT 22
OR 914 P 370
OR 1013 P 197

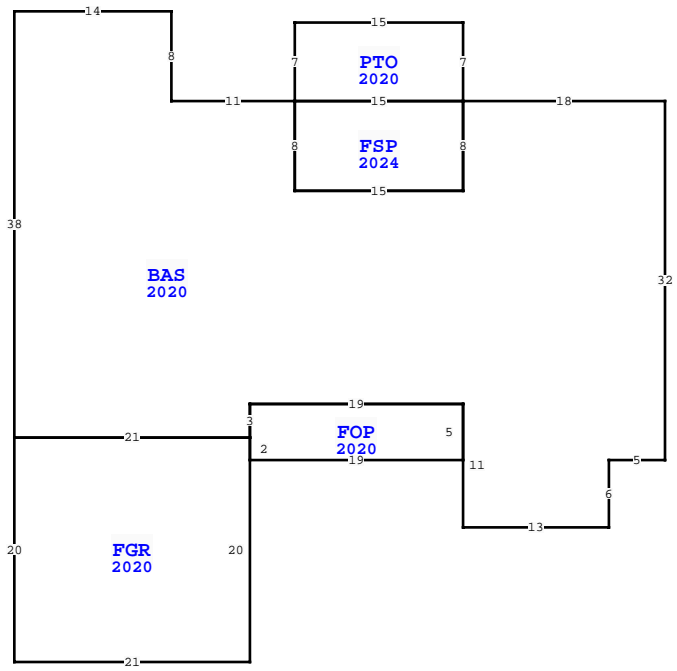
MAXWELL EDWIN/MAXWELL ALICIA
12 BUFFLEHEAD COURT
CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-022

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	4 100				
	3 100				
	0 100				
1.	1. 100				
	0 100				
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	1,789	100	2020	1,789	216,708
FGR	420	50	2020	210	25,438
FOP	95	30	2020	28	3,392
FSP	120	55	2024	66	7,995
PTO	105	5	2020	5	605
TOTALS	2,529			2,098	254,138

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,098	119.5000	124.88	261,998	2020	2020	0	0	3.00	97.00
1 SINGLE FAM 100% - 2021 Heated Area: 1789 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		254,138	
TOTAL MARKET OB/XF VALUE		14,851	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		323,989	
SOH/AGL Deduction		50,073	
ASSESSED VALUE		273,916	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		223,916	
TOTAL JUST VALUE		323,989	
NCON VALUE		7,995	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		285,550	
5 YR PRCL CK, CHG TRAV DEMO FOP ADD FSP			
5 YR PRCL CH, N/C			
5 YR PRCL CK, PU SFD PU XFOB LN 1-3			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000556	SFD	0	06/22/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1178/0507	11/09/2020	WD Q	Q	I	01	278,900
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: MAXWELL EDWIN & ALI						
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	106	17		6.00	100	2020	2020	3	89	9,623	
2	0211	CONCRETE W	0	100	37	4		6.00	100	2020	2020	3	89	790	
3	0955	PRIVACY FE	0	100	0	0		15.00	100	2020	2020	3	97	4,438	

BUILDING NOTES														
BAS=[YR=2020;ORIG=0,0] W18 S8 W15 N8 W11 N8 W14 S38 E21 N3 E19 S11 E13 N6 E5 N32 \$														
FGR=[YR=2020;ORIG=-58,30] S20 E21 N20 W21 \$														
FSP=[YR=2024;ORIG=-33,0] E15 S8 W15 N8 \$														
PTO=[YR=2020;ORIG=-18,0] N7 W15 S7 E15 \$														
FOP=[YR=2020;ORIG=-37,30] S2 E19 N5 W19 S3 \$														

LAND DESCRIPTION															TOTAL OB/XF									
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							