

MALLARD POND  
OR 602 P 465  
OR 927 P 491

LOT 26  
OR 914 P 370  
OR 1013 P 197

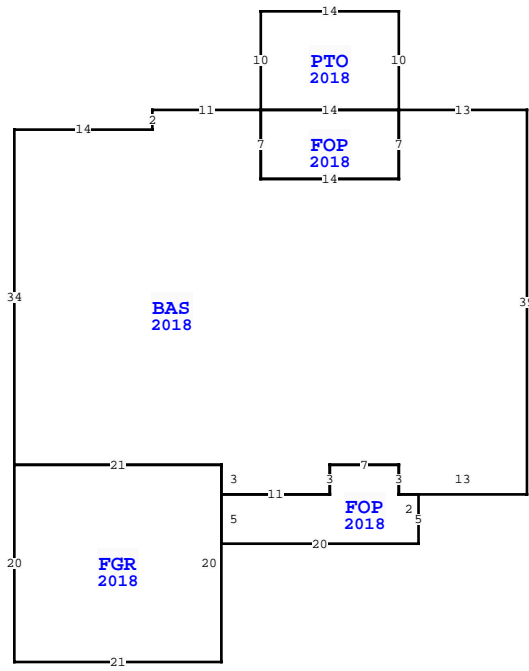
SMALLWOOD TIMOTHY ARNOLD/SMALLWOOD LISA PAYNE  
116 MALLARD POND CIR  
CRAWFORDVILLE, FL 32327

**2024**

00-00-072-331-10157-026

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				
	3 100				
	2 100				
	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	1,818	100	2018	1,818	208,461
FGR	420	50	2018	210	24,080
FOP	98	30	2018	29	3,325
FOP	121	30	2018	36	4,128
PTO	140	5	2018	7	803
TOTALS	2,597			2,100	240,796

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,100	115.5000	120.70	253,470	2018	2018	0	0	5.00	95.00
1 SINGLE FAM 100% - 2019 Heated Area: 1818 HX Base Yr 2019											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		240,796	
TOTAL MARKET OB/XF VALUE		15,074	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		310,870	
SOH/AGL Deduction		89,900	
ASSESSED VALUE		220,970	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		170,970	
TOTAL JUST VALUE		310,870	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		276,993	
5 YR PRCL CK, N/C			
5 YR PRCL CH, PU XFOB LN 3-5			
FOR DX			
SMALLWOOD FOR 2019/PENDING PHYSICIANS FORM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000142	SHED-CO	0	02/18/2020
18000467	SFD-CO	0	05/02/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1096/0401	12/21/2018	WD Q	Q	I	01	232,900
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: SMALLWOOD TIMOTHY A						
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	0	1,519.00	SF	6.00	6.00	100	2018	2018	3	80	7,291	
2	0211	CONCRETE W	0	100	60	240.00	SF	6.00	6.00	100	2018	2018	3	80	1,152	
3	0955	PRIVACY FE	0	100	0	311.00	LF	15.00	15.00	100	2019	2019	3	96	4,478	
4	0700	PORT BLDG	0	100	10	200.00	SF	6.00	6.00	100	2020	2020	3	94	1,128	
5	0940	OPEN SHED	0	100	12	288.00	SF	4.00	4.00	100	2020	2020	3	89	1,025	

BLD DATE		05/28/2020	FRAK	LGL DATE	05/28/2020	FRAK
XF DATE		05/28/2020	FRAK	AG DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BAS=[YR=2018] W13 PTO=[YR=2018] N10 W14 S10 E14\$	
FOP=[YR=2018] W14 S7 E14 N7 \$ S7 W14 N7 W11 S2 W14 S34	
FGR=[YR=2018] S20 E21 N20 W21\$ E21 S3 FOP=[YR=2018] S5 E20 N5 W2 N3 W7 S3 W11\$ E11 N3 E7 S3 E13 N39\$.	

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							