

MALLARD POND  
OR 602 P 465  
OR 927 P 491

LOT 28  
OR 914 P 370  
OR 1013 P 206

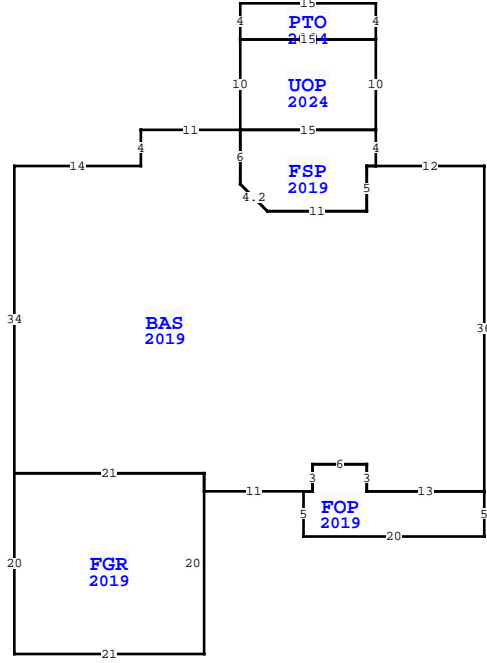
SANDERS TERESA ANN/SANDERS BRADLEY  
128 MALLARD POND CIRCLE  
CRAWFORDVILLE, FL 32327

**2024**

00-00-072-331-10157-028

| ELEMENT   |                  | BUILDING CHARACTERISTICS |      |              |                      |
|-----------|------------------|--------------------------|------|--------------|----------------------|
| CD        | CONSTRUCTION     |                          |      |              |                      |
| 02        | CONCR SLAB 100   |                          |      |              |                      |
| 02        | WOOD FRAME 100   |                          |      |              |                      |
| 05        | HARDIE BRD 90    |                          |      |              |                      |
| 11        | AVERAGE 10       |                          |      |              |                      |
| 03        | GABLE/HIP 100    |                          |      |              |                      |
| 03        | COMP SHNGL 100   |                          |      |              |                      |
| 05        | DRYWALL 100      |                          |      |              |                      |
| 14        | CARPET 100       |                          |      |              |                      |
| 13        | HEAT PUMP 100    |                          |      |              |                      |
| 13        | HEAT PUMP 100    |                          |      |              |                      |
|           | 4 100            |                          |      |              |                      |
|           | 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       | 1,791            | 100                      | 2019 | 1,791        | 206,443              |
| FGR       | 420              | 50                       | 2019 | 210          | 24,206               |
| FOP       | 118              | 30                       | 2019 | 35           | 4,034                |
| FSP       | 126              | 55                       | 2019 | 69           | 7,954                |
| PTO       | 60               | 5                        | 2024 | 3            | 346                  |
| UOP       | 150              | 20                       | 2024 | 30           | 3,458                |
| TOTALS    | 2,665            |                          |      | 2,138        | 246,442              |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |      |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100   | 01  | 2,138     | 114.9000    | 120.07         | 256,710        | 2019 | 2019 | 0    | 0    | 4.00 | 96.00  |
| 1 SINGLE FAM 100% - 2020 Heated Area: 1791 HX Base Yr 2020 |     |           |             |                |                |      |      |      |      |      |        |



| WAKULLA COUNTY PROPERTY                          |             |           |             |
|--|-------------|-----------|-------------|
| VALUATION SUMMARY                                |             |           | PAGE 1 of 1 |
| VALUATION BY                                     |             | STANDARD  |             |
| Tax Group: 3                                     |             | Tax Dist: |             |
| BUILDING MARKET VALUE                            |             | 246,442   |             |
| TOTAL MARKET OB/XF VALUE                         |             | 10,658    |             |
| TOTAL LAND VALUE - MARKET                        |             | 55,000    |             |
| TOTAL MARKET VALUE                               |             | 312,100   |             |
| SOH/AGL Deduction                                |             | 72,842    |             |
| ASSESSED VALUE                                   |             | 239,258   |             |
| TOTAL EXEMPTION VALUE                            |             | 50,000    |             |
| BASE TAXABLE VALUE                               |             | 189,258   |             |
| TOTAL JUST VALUE                                 |             | 312,100   |             |
| NCON VALUE                                       |             | 8,832     |             |
| INCOME VALUE                                     |             |           |             |
| PREVIOUS YEAR MKT VALUE                          |             | 269,620   |             |
| 5 YR PRCL CK, PU XFOB, CHG TRAV, ADD PTO AND UOP |             |           |             |
| ADD HX & PORT FOR 2020-SANDERS                   |             |           |             |
| 5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2           |             |           |             |
| 2020 OUTGOING DR501T SENT TO LEON COUNTY         |             |           |             |
| PERMIT NUM                                       | DESCRIPTION | AMT       | ISSUED      |
| 19000313   | SFD-CO      | 0         | 03/26/2019  |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1123/0211                      | 8/30/2019 | WD Q      | Q   | I   | 01     | 245,000    |
| GRANTOR: GOLDEN CONSTRUCTION C |           |           |     |     |        |            |
| GRANTEE: SANDERS TERESA ANN    |           |           |     |     |        |            |
| 1013/0206                      | 9/29/2016 | WD 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  | 968.00 | SF | 6.00  | 6.00           | 100       | 2019    | 2019        | 3 | 85     | 4,937           |       |
| 2              | 0211       | CONCRETE W  | 0       | 100 | 34 | 136.00 | SF | 6.00  | 6.00           | 100       | 2019    | 2019        | 3 | 85     | 694             |       |
| 3              | 0955       | PRIVACY FE  | 0       | 100 | 0  | 342.00 | LF | 15.00 | 15.00          | 100       | 2024    | 2021        |   | 98     | 5,027           |       |
| 4              | 0700       | PORT BLDG   | 0       | 100 | 0  | 1.00   | SF | 0.00  | 0.00           | 100       | 2024    | 2023        |   | 98     | 0               |       |

| BUILDING NOTES                                  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BLD DATE 09/10/2019 FRSR LGL DATE 03/04/2020 JB |  |  |  |  |  |  |  |  |  |  |  |
| XF DATE 09/10/2019 FRSR LAND DATE               |  |  |  |  |  |  |  |  |  |  |  |
| INC DATE AG DATE                                |  |  |  |  |  |  |  |  |  |  |  |
| 128 MALLARD POND CIR, CRAWFORDVILLE             |  |  |  |  |  |  |  |  |  |  |  |

| 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                | 000000   | C   | VAC RES              | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 55,000.00   | 55,000.00      | 55,000     |                             |      |         |      |     |    |        |

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2019;ORIG=0,0] W12 W1 S5 W11 U3L3 N6 W11 S4 W14 S34 E21 S2 E11 E1 N3 E6 S3 E13 N36 \$ |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2019;ORIG=-52,34] S20 E21 N20 W21 \$  |  |  |  |  |  |  |  |  |  |  |  |
| UOP=[YR=2024;ORIG=-27,-14] E15 S10 W15 N10 \$   |  |  |  |  |  |  |  |  |  |  |  |
| FSP=[YR=2019;ORIG=-12,0] N4 W15 S6 D3R3 E11 N5 E1 \$  |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2019;ORIG=-20,36] S5 E20 N5 W13 N3 W6 S3 W1 \$  |  |  |  |  |  |  |  |  |  |  |  |
| PTO=[YR=2024;ORIG=-27,-18] E15 S4 W15 N4 \$   |  |  |  |  |  |  |  |  |  |  |  |