

MALLARD POND LOT 30
 OR 602 P 465 OR 914 P 370
 OR 927 P 491 OR 1013 P 197

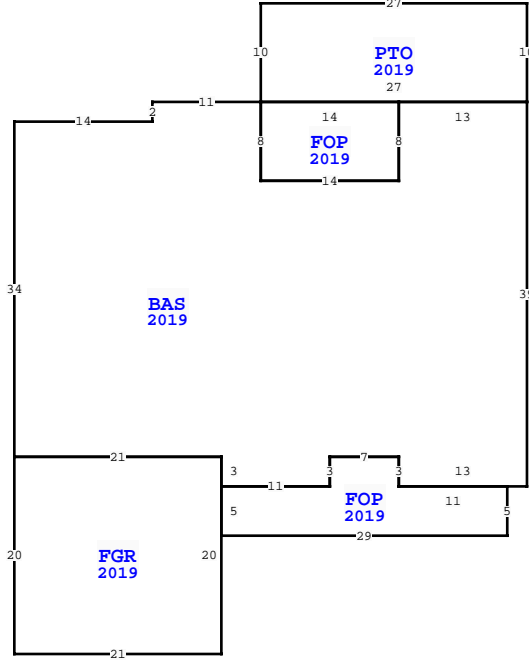
CULVER EARL W/CULVER MARTHA E
 144 MALLARD POND CIRCLE
 CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-030

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	80	
Exterior Wall	11	AVERAGE		20	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	12	HARDWOOD		50	
Interior Floo	14	CARPET		50	
Ceiling	09	9 FT		100	
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	1,804	100	2019	1,804	211,024
FGR	420	50	2019	210	24,565
FOP	112	30	2019	34	3,977
FOP	166	30	2019	50	5,849
PTO	270	5	2019	14	1,638
TOTALS	2,772			2,112	247,053

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%	- 2023								
Heated Area: 1804						HX Base Yr 2023					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			247,053
TOTAL MARKET OB/XF VALUE			21,605
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			323,658
SOH/AGL Deduction			2,553
ASSESSED VALUE			321,105
TOTAL EXEMPTION VALUE	13 HX HB	321,105	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			323,658
NCON VALUE			8,900
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			303,112
5 YR PRCL CK, PU XFOB, CHG TRAV BAS TO PTO			
PRMT GENERATOR			
IN JULY 2022; AMENDED TRIM MAILED TO NEW OWNR			
2022 TRIM RETURNED TO SENDER - HOME SOLD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00026	IN-GROUND POOL		06/06/2024
23000282	GENERATOR CC	0	07/13/2023
19000299	SFD-CO	0	03/18/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1276/0358	7/29/2022	WD Q	Q	I	01	380,000
GRANTOR: MITCHELL TODD & SARAH						
GRANTEE: CULVER EARL W & MAR						
1119/0184	7/26/2019	WD Q	Q	I	01	240,600
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: MITCHELL TODD AND S						

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	1,421.00	SF	6.00	6.00	100	2019	2019	3	85	7,247	
2	0211	CONCRETE W	0	100	60	4	SF	6.00	6.00	100	2019	2019	3	85	1,224	
3	0955	PRIVACY FE	0	100	0	294.00	LF	15.00	15.00	100	2019	2019	3	96	4,234	
4	0157	GENERATOR	0	100	0	1.00	UT	8,900.00	8,900.00	100	2024	2023		100	8,900	
5	0700	PORT BLDG	0	100	0	1.00	SF	0.00	0.00	100	2024	2023		98	0	

BLD DATE		07/29/2019	FRSR	LGL DATE	03/04/2020	JB
XF DATE		07/29/2019	FRSR	AG DATE		
INC DATE						

BUILDING NOTES	
BAS=[YR=2019;ORIG=0,10] W13 S8 W14 N8 W11 S2 W14 S34 E21 S3 E11 N3 E7 S3 E13 N39 \$	
FGR=[YR=2019;ORIG=-52,46] S20 E21 N20 W21 \$	
PTO=[YR=2019;ORIG=0,0] W27 S10 E27 N10 \$	
FOP=[YR=2019;ORIG=-31,49] S5 E29 N5 W11 N3 W7 S3 W11 \$	
FOP=[YR=2019;ORIG=-13,10] W14 S8 E14 N8 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 21,605																								
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							