

MALLARD POND LOT 31
 OR 602 P 465 OR 914 P 370
 OR 927 P 491 OR 1013 P 206

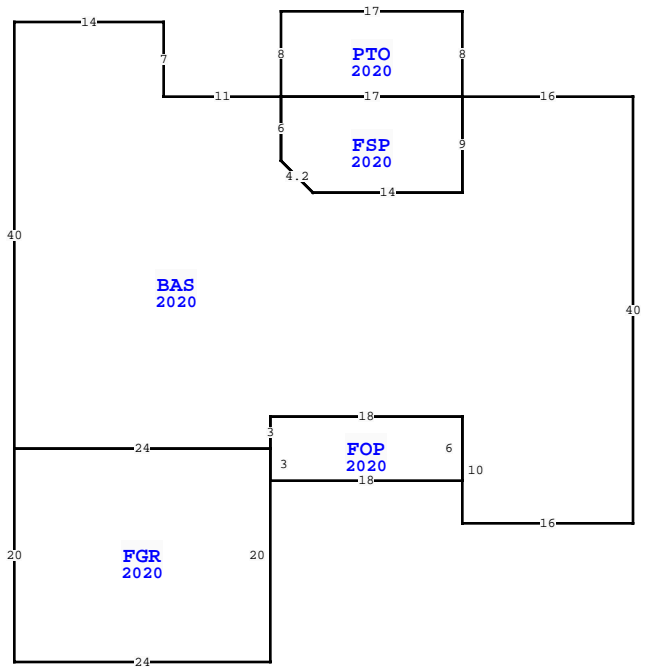
THURMAN ALFRED R/THURMAN SHONTESSIA
 150 MALLARD POND
 CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-031

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				
11	CLAY TILE 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
	Story Height 0 100				
1.	1. 100				
	Units 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	1,922	100	2020	1,922	236,510
FGR	480	50	2020	240	29,533
FOP	108	30	2020	32	3,938
FSP	149	55	2020	82	10,091
PTO	136	5	2020	7	861
TOTALS	2,795			2,283	280,932

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,283	121.4000	126.86	289,621	2020	2020	0	0	3.00	97.00
1 SINGLE FAM 100% - 2021 Heated Area: 1922 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		280,932		
TOTAL MARKET OB/XF VALUE		9,579		
TOTAL LAND VALUE - MARKET		55,000		
TOTAL MARKET VALUE		345,511		
SOH/AGL Deduction		67,167		
ASSESSED VALUE		278,344		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		228,344		
TOTAL JUST VALUE		345,511		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		308,043		
5 YR PRCL CK, N/C				
ADD HX FOR 2021-THURMAN				
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2				
5 YR PRCL CH, N/C				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
19001149	SFD-CO	0	08/15/2019	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1141/0331	2/20/2020	WD Q	I 01	271,000
GRANTOR: GOLDEN CONSTRUCTION C				
GRANTEE: THURMAN ALFRED R &				
1013/0206	9/29/2016	WD Q	V 05	486,000
GRANTOR: MALLARD POND, LLC				
GRANTEE: GOLDEN CONSTRUCTION				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2020] W16 PTO=[YR=2020] N8 W17 S8 E17\$ FSP=[YR=2020] W17 S6 D3 R3 E14 N9\$ S9 W14 L3 U3 N6 W11 N7 W14 S40 FGR=[YR=2020] S20 E24 N20 W24\$ E24 FOP=[YR=2020] S3 E18 N6 W18 S3\$ N3 E18 S10 E16 N40\$.				

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	0			6.00	100	2020	2020	3	89	8,127	
2	0211	CONCRETE W	0	100	68	4			6.00	100	2020	2020	3	89	1,452	

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									