

MALLARD POND
OR 602 P 465
OR 927 P 491

LOT 32
OR 914 P 370
OR 1013 P 206

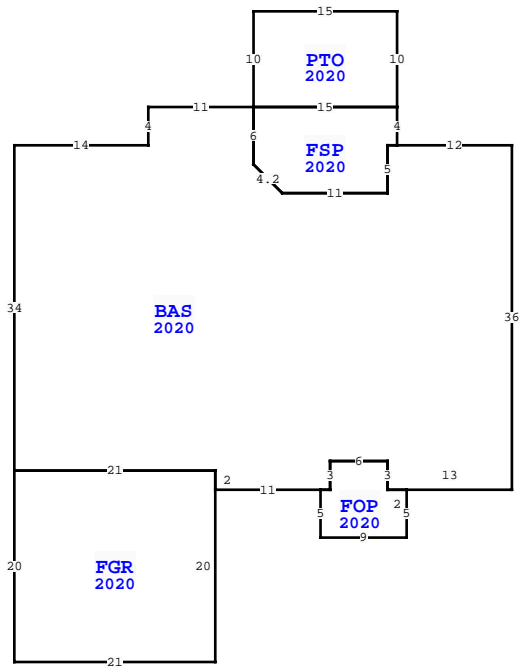
JOHNSON BRANDON/JOHNSON MYCHARA
158 MALLARD POND CIRCLE
CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-032

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	11	AVERAGE		10	
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	
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	1,791	100	2020	1,791	209,498
FGR	420	50	2020	210	24,564
FOP	63	30	2020	19	2,222
FSP	126	55	2020	69	8,071
PTO	150	5	2020	8	936
TOTALS	2,550			2,097	245,291

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%	- 2021		Heated Area: 1791					HX Base Yr 2021	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			245,291
TOTAL MARKET OB/XF VALUE			9,244
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			309,535
SOH/AGL Deduction			53,550
ASSESSED VALUE			255,985
TOTAL EXEMPTION VALUE	13 HX HB		255,985
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			309,535
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,955
5 YR PRCL CK, N/C			
ADD HX & PORT FOR 2021-JOHNSON			
EMLD REQ TO DUVAL FOR PORT-JOHNSON			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001374	SFD-CO	0	10/18/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1145/0259	3/26/2020	WD Q	Q	I	01	255,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: JOHNSON BRANDON & M						
1013/0206	9/29/2016	WD Q	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	1,487.00	SF	6.00	6.00	100	2020	2020	3	89	7,941	
2	0211	CONCRETE W	0	100	61	244.00	SF	6.00	6.00	100	2020	2020	3	89	1,303	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2020] W12 FSP=[YR=2020] N4 PTO=[YR=2020] N10 W15 S10 E15\$ W15 S6 D3 R3 E11 N5 E1\$ W1 S5 W11 L3 U3 N6 W11 S4 W14 S34 FGR=[YR=2020] S20 E21 N20 W21\$ E21 S2 E11 POP=[YR=2020] S5 E9 N5 W2 N3 W6 S3 W1\$ E1 N3 E6 S3 E13 N36\$.			

LAND DESCRIPTION																								
TOTAL OB/XF 9,244																								
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							