MALLARD POND
LOT 34
OR 602 P 465

RANDOLPH KIMBERLY D
PO BOX 57
CRAWFORDVILLE, FL 32326

2024

00-00-072-331-10157-034

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

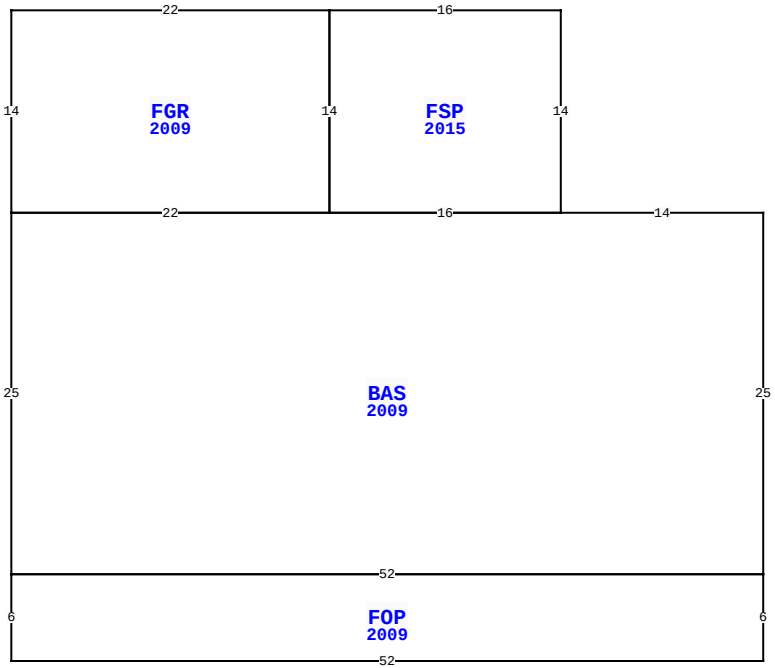
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	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	1,300	100	2009	1,300	145,452
FGR	308	50	2009	154	17,230
FOP	312	30	2009	94	10,517
FSP	224	55	2015	123	13,762
TOTALS	2,144			1,671	186,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,671	124.5000	130.10	217,397	2009	2009	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2010 Heated Area: 1300 HX Base Yr 2010



176 MALLARD POND CIR, CRAWFORDVILLE

BLD DATE	02/16/2021 MMMM	LGL DATE		
XF DATE	02/16/2021 MMMM	LAND DATE	02/16/2021 MMMM	
INC DATE		AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		186,961
TOTAL MARKET OB/XF VALUE		4,451
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		246,412
SOH/AGL Deduction		119,708
ASSESSED VALUE		126,704
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,704
TOTAL JUST VALUE		246,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,595

COA PER NCOA REPORT HX OK - JUST UPDATED TO LOCAL
DISCUSSED WITH JS AND CH THE QUAL BACK TO THE ORIG
5 YR PRCL CK, N/C
5 YR PRCL CH; PU XFOB LN 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009279	SFD-CO	0	04/07/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/0650	6/27/2024	QC	U	I	11	100
GRANTOR: RANDOLPH KENNETH R						
GRANTEE: RANDOLPH KIMBERLY D						
0809/0666	11/04/2009	WD	Q	I	01	159,900
GRANTOR: TRIPLE H CONSTRUCTION						
GRANTEE: RANDOLPH KENNETH R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W14 FSP=[YR=2015] N14 W16 S14 E16$ W16
FGR=[YR=2009] N14 W22 S14 E22$ W22 S25 FOP=[YR=2009] S6 E52
N6 W52$ E52 N25$.

EXTRA FEATURES

LN	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	126	10	1,260.00	SF	6.00	6.00	100	2009	2009	3	39	2,948	
2	0211	CONCRETE W	0	100	0	0	149.00	SF	6.00	6.00	100	2009	2009	3	39	349	
3	0210	CONCRETE D	0	100	0	0	198.00	SF	6.00	6.00	100	2009	2009	3	39	463	
4	0955	PRIVACY FE	0	100	0	0	48.00	LF	15.00	15.00	100	2019	2019	3	96	691	

LAND DESCRIPTION

TOTAL OB/XF 4,451

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 06/10/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/20/2025 BY SYS