

MALLARD POND
OR 602 P 465
OR 927 P 491

LOT 37
OR 914 P 370
OR 1013 P 197

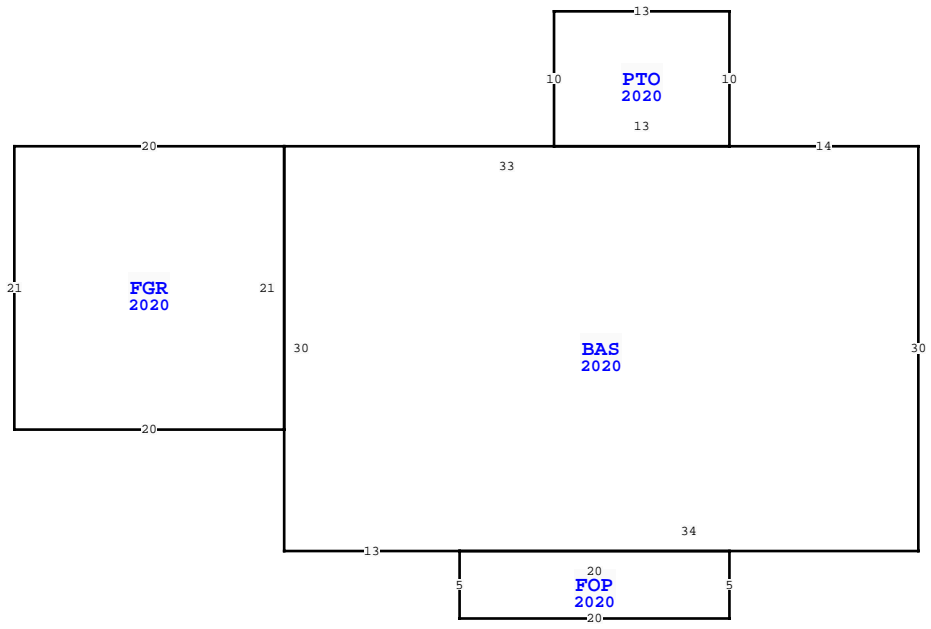
EATON THOMAS ASHLEY/EATON LINDSAY LEIGH
13 PINTAIL COURT
CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-037

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 Floor	12	HARDWOOD 50
Interior Floor	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

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: 1410	HX Base Yr 2021



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	1,410	100	2020	1,410	167,940
FGR	420	50	2020	210	25,012
FOP	100	30	2020	30	3,573
PTO	130	5	2020	6	715
TOTALS	2,060			1,656	197,240

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	1,507.00	SF	6.00	6.00	100	2020	2020	3	89	8,047	
2	0211	CONCRETE W	0	100	35	4	140.00	SF	6.00	6.00	100	2020	2020	3	89	748	
3	0955	PRIVACY FE	0	0	0	0	364.00	LF	15.00	15.00	100	2024	2023		100	5,460	

13 PINTAIL CT, CRAWFORDVILLE		BLD DATE	08/27/2020	FRSR	LGL DATE	
		XF DATE	08/27/2020	FRSR	LAND DATE	08/27/2020
		INC DATE			AG DATE	
TOTAL OB/XF 14,255						

LAND DESCRIPTION														TOTAL OB/XF 14,255										
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							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 3	Tax Dist:				
BUILDING MARKET VALUE	197,240				
TOTAL MARKET OB/XF VALUE	14,255				
TOTAL LAND VALUE - MARKET	55,000				
TOTAL MARKET VALUE	266,495				
SOH/AGL Deduction	46,143				
ASSESSED VALUE	220,352				
TOTAL EXEMPTION VALUE	HX HB 50,000				
BASE TAXABLE VALUE	170,352				
TOTAL JUST VALUE	266,495				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	230,453				
5 YR PRCL CK, PU XFOB					
ADD HX FOR 2021-EATON					
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2					
5 YR PRCL CH, N/C					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20000257	SFD-CO	0	03/23/2020		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V / I	RSN CD	SALE PRICE
1166/0526	8/25/2020	WD Q	Q	I	01	210,900
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: EATON THOMAS ASHLEY						
1013/0197	9/29/2016	WD Q	Q	V	05	486,000
GRANTOR: MALLARD POND, LLC						
GRANTEE: SOUTHERN CONSTRUCTI						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2020] W14 PTO=[YR=2020] N10 W13 S10 E13\$ W33
FGR=[YR=2020] W20 S21 E20 N21\$ S30 E13 FOP=[YR=2020] S5 E20
N5 W20\$ E34 N30\$.