

MALLARD POND LOT 45  
 OR 602 P 465 OR 914 P 370  
 OR 927 P 491 OR 1013 P 197

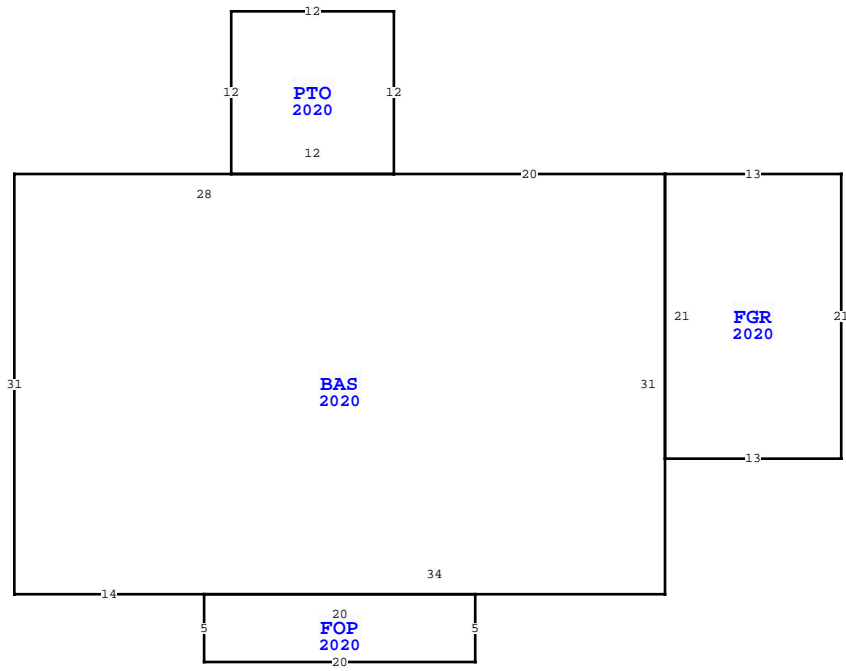
FOX WILLIAM PATRICK/FOX KASEY TAYLOR  
 210 MALLARD POND  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-072-331-10157-045

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				
12	HARDWOOD 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	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	1,488	100	2020	1,488	179,337
FGR	273	50	2020	136	16,391
FOP	100	30	2020	30	3,616
PTO	144	5	2020	7	844
TOTALS	2,005			1,661	200,188

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,661	118.9000	124.25	206,379	2020	2020	0	0	0	3.00	97.00	
1 SINGLE FAM 100% - 2021 Heated Area: 1488 HX Base Yr 2021													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		200,188	
TOTAL MARKET OB/XF VALUE		12,071	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		267,259	
SOH/AGL Deduction		48,020	
ASSESSED VALUE		219,239	
TOTAL EXEMPTION VALUE		HX HB VX 13 219,239	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		267,259	
NCON VALUE		7,366	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		228,892	
5 YR PRCL CK, PU XFOB			
5 YR PRCL CH, N/C			
ADD HX FOR 2021-FOX			
5 YR PRCL CH, PU SFD, PU XFOB LN 1,2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000643	SFD-CO	0	07/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1158/0514	5/27/2020	QC	U	V	30	100
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: SOUTHERN CONSTRUCTI						
1180/0040	5/18/2020	WD	Q	I	01	219,300
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: FOX WILLIAM PATRICK						

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	741.00	SF	6.00	6.00	100	2020	2020	3	89	3,957	
2	0211	CONCRETE W	0	100	35	140.00	SF	6.00	6.00	100	2020	2020	3	89	748	
3	0955	PRIVACY FE	0	100	0	496.00	LF	15.00	15.00	100	2024	2022		99	7,366	

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							