

MALLARD POND LOT 46
 OR 602 P 465 OR 914 P 370
 OR 927 P 491 OR 1013 P 206

SALIBA RAPHAEL/NEBHUT MITZI M
 215 MALLARD POND CIRCLE
 CRAWFORDVILLE, FL 32327

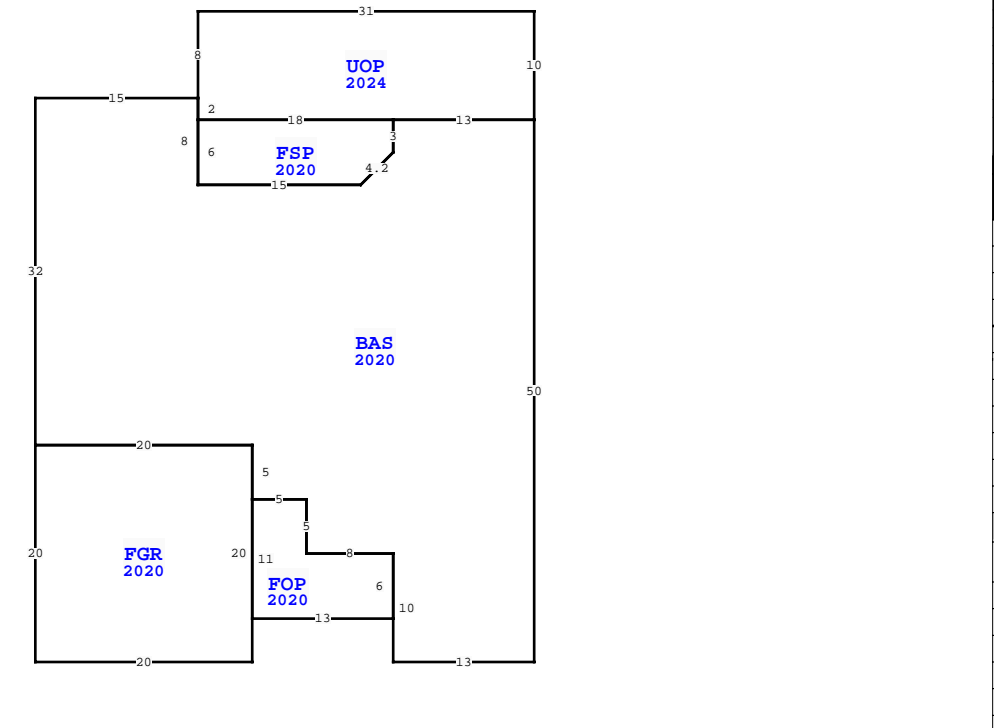
2024

00-00-072-331-10157-046



| 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 | 11 | CLAY TILE 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 |
| 0100 | 01 | 2,022 | 121.5000 | 126.97 | 256,733 | 2020 | 2020 | 0 | 0 | 0 | 3.00 97.00 |



| WAKULLA COUNTY PROPERTY | | | |
|--|-------------|--------------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 249,031 | |
| TOTAL MARKET OB/XF VALUE | | 15,027 | |
| TOTAL LAND VALUE - MARKET | | 55,000 | |
| TOTAL MARKET VALUE | | 319,058 | |
| SOH/AGL Deduction | | 61,189 | |
| ASSESSED VALUE | | 257,869 | |
| TOTAL EXEMPTION VALUE | | HX HB 50,000 | |
| BASE TAXABLE VALUE | | 207,869 | |
| TOTAL JUST VALUE | | 319,058 | |
| NCON VALUE | | 8,836 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 277,022 | |
| 5 YR PRCL CK, DEMO PTO ADD UOP, PU XFOBS | | | |
| 2021 HX APPLIED SALIBA/NEBHUT | | | |
| 5 YR PRCL CH, PU NEW SFD & XFOB LN 1-4 | | | |
| 5 YR PRCL CH, N/C | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 19001438 | SFD-CO | 0 | 11/06/2019 |

| EXTRA FEATURES | | | | | |
|----------------|------------------|-------------|------|--------------|----------------------|
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,672 | 100 | 2020 | 1,672 | 205,925 |
| FGR | 400 | 50 | 2020 | 200 | 24,632 |
| FOP | 103 | 30 | 2020 | 31 | 3,818 |
| FSP | 104 | 55 | 2020 | 57 | 7,020 |
| UOP | 310 | 20 | 2024 | 62 | 7,636 |
| TOTALS | 2,589 | | | 2,022 | 249,031 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1154/0268 | 6/05/2020 | WD Q | Q | I | 01 | 235,000 |
| GRANTOR: GOLDEN CONSTRUCTION C | | | | | | |
| GRANTEE: SALIBA RAPHAEL A & | | | | | | |
| 1013/0206 | 9/29/2016 | WD Q | Q | V | 05 | 486,000 |
| GRANTOR: MALLARD POND, LLC | | | | | | |
| GRANTEE: GOLDEN CONSTRUCTION | | | | | | |

| | | | | |
|----------|------------|------|-----------|------------|
| BLD DATE | 05/28/2020 | FRSR | LGL DATE | |
| XF DATE | 05/28/2020 | FRSR | LAND DATE | 05/28/2020 |
| INC DATE | | | AG DATE | |

| 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 | | 1,593.00 | SF | 6.00 | 6.00 | 100 | 2020 | 2020 | 3 | 89 | 8,507 |
| 2 | 0211 | CONCRETE W | 0 | 100 | 27 | 4 | | 108.00 | SF | 6.00 | 6.00 | 100 | 2020 | 2020 | 3 | 89 | 577 |
| 3 | 0955 | PRIVACY FE | 0 | 100 | 0 | 0 | | 304.00 | LF | 15.00 | 15.00 | 100 | 2020 | 2020 | 3 | 97 | 4,423 |
| 4 | 0211 | CONCRETE W | 0 | 100 | 12 | 5 | | 60.00 | SF | 6.00 | 6.00 | 100 | 2020 | 2020 | 3 | 89 | 320 |
| 5 | 0211 | CONCRETE W | 0 | 100 | 20 | 4 | | 80.00 | SF | 6.00 | 6.00 | 100 | 2024 | 2023 | | 100 | 480 |
| 6 | 0060 | DECK WOOD | 0 | 100 | 0 | 0 | | 144.00 | SF | 5.00 | 5.00 | 100 | 2024 | 2023 | | 100 | 720 |

| BUILDING NOTES | | | |
|----------------|--|--|--|
| | | | |

| BUILDING DIMENSIONS | | | |
|--|--|--|--|
| BAS=[YR=2020;ORIG=0,0] W13 S3 D3L3 W15 N8 W15 S32 E20 S5 E5 S5 E8 S10 E13 N50 \$ | | | |
| FGR=[YR=2020;ORIG=-46,30] S20 E20 N20 W20 \$ | | | |
| FSP=[YR=2020;ORIG=-13,0] W18 S6 E15 U3R3 N3 \$ | | | |
| FOP=[YR=2020;ORIG=-26,35] S11 E13 N6 W8 N5 W5 \$ | | | |
| UOP=[YR=2024;ORIG=0,-10] W31 S8 S2 E18 E13 N10 \$ | | | |

| 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 | | | | | | | |