

MALLARD POND LOT 49  
 OR 602 P 465 OR 673 P 835  
 OR 686 P 264 OR 769 P 296

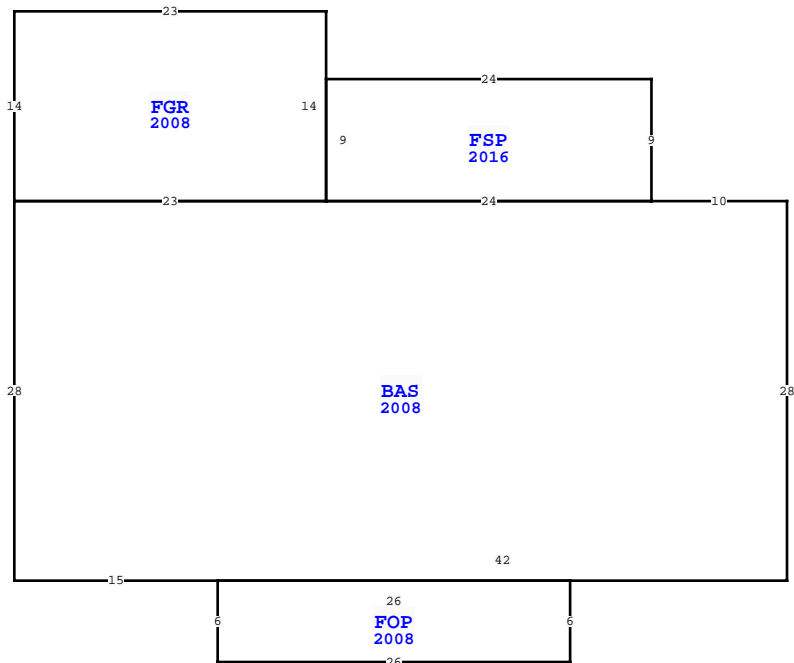
WESTBROOK MISTIE/WILLIAMS STEPHANIE  
 195 MALLARD POND CIR  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-072-331-10157-049

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		4 100
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%	- 2016		Heated Area: 1596					HX Base Yr 2016		



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	1,596	100	2008	1,596	176,494
FGR	322	50	2008	161	17,804
FOP	156	30	2008	47	5,198
FSP	216	55	2016	119	13,160
TOTALS	2,290			1,923	212,655

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			212,655
TOTAL MARKET OB/XF VALUE			5,646
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			273,301
SOH/AGL Deduction			111,941
ASSESSED VALUE			161,360
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			111,360
TOTAL JUST VALUE			273,301
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			241,955
5 YR PRCL CK, N/C			
5 YR PRCL CK, CHG TRAV.			
PRCL:0:3: VALUES TO 09760-000			
PRCL:0:2: SOH PORTED FOR TAFF FOR 2017 TAX ROLL W			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
200885	SFD-CO	0	02/04/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0978/0418	8/14/2015	WD Q	Q	I	01	163,000
GRANTOR: TAFF SAMUEL L & KATHE						
GRANTEE: WESTBROOK MISTIE &						
0769/0296	8/29/2008	WD Q	Q	I		163,900
GRANTOR: TRIPLE H CONSTRUCTION						
GRANTEE: TAFF SAMUEL L & KAT						

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			6.00	100	2008	2008	3	34	2,723	
2	0211	CONCRETE W	0	100	0	0			6.00	100	2008	2008	3	34	343	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2008	2008	3	50	2,580	

195 MALLARD POND CIR, CRAWFORDVILLE												
BLD DATE	07/17/2020	FRJT	LGL DATE									
XF DATE	07/17/2020	FRJT	LAND DATE	07/17/2020								
INC DATE			AG DATE									
TOTAL OB/XF 5,646												

BUILDING NOTES												
BAS=[YR=2008] W10 FSP=[YR=2016] N9 W24 S9 E24\$ W24												
FGR=[YR=2008] N14 W23 S14 E23\$ W23 S28 E15 FOP=[YR=2008] S6 E26 N6 W26\$ E42 N28\$.												

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								