

MALLARD POND
 LOT 50
 OR 602 P 465 OR 877 P 536

ROSE JOSEPH DUNCAN
 177 MALLARD POND CIRCLE
 CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-050

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100	Foundation			
02	WOOD FRAME 100	Frame			
05	HARDIE BRD 100	Exterior Wall			
03	GABLE/HIP 100	Roof Structur			
03	COMP SHNGL 100	Roof Cover			
05	DRYWALL 100	Interior Wall			
10	LAMINATED 80	Interior Floo			
14	CARPET 20	Interior Floo			
13	HEAT PUMP 100	Heating Type			
13	HEAT PUMP 100	Air Condition			
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	1,532	100	2012	1,532	165,848
FGR	330	50	2012	165	17,863
PTO	35	5	2012	2	216
PTO	120	5	2012	6	650
TOTALS	2,017			1,705	184,577

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%	- 2024		200,627	2012	2015	0	0	8.00	92.00
Heated Area: 1532 HX Base Yr 2024											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		184,577	
TOTAL MARKET OB/XF VALUE		5,106	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		244,683	
SOH/AGL Deduction		0	
ASSESSED VALUE		244,683	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		194,683	
TOTAL JUST VALUE		244,683	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		209,673	
5 YR PRCL CK, CHG EYB 2012 TO 2015, HVAC			
DC OR 1315 P 576 DONNA KENDRICK			
5 YR PRCL CK N/C			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000283	HVAC CHANGE OUT-C		03/25/2024
2010192	SFD-CO	0	03/26/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1321/0215	7/14/2023	WD Q	I	01		285,000
GRANTOR: KENDRICK LARRY, JEFFR						
GRANTEE: ROSE JOSEPH DUNCAN						
1320/0191	7/10/2023	OR U	I	30		100
GRANTOR: ESTATE OF DONNA KENDR						
GRANTEE: KENDRICK LARRY J LI						

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	46	12			6.00	100	2012	2012	3	52	1,722	
2	0211	CONCRETE W	0	100	49	4			6.00	100	2012	2012	3	52	612	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2012	2012	3	70	2,772	
TOTALS															5,106	

LAND DESCRIPTION																								
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							