MALLARD POND LOT 52
OR 602 P 465 OR 804 P 865
OR 920 P 761 OR 933 P 649

FLORES MICHAEL ANDRES/LEON MARTHA LUCIA
161 MALLARD POND CIR
CRAWFORDVILLE, FL 32327

**2024**

**00-00-072-331-10157-052**

## BUILDING CHARACTERISTICS

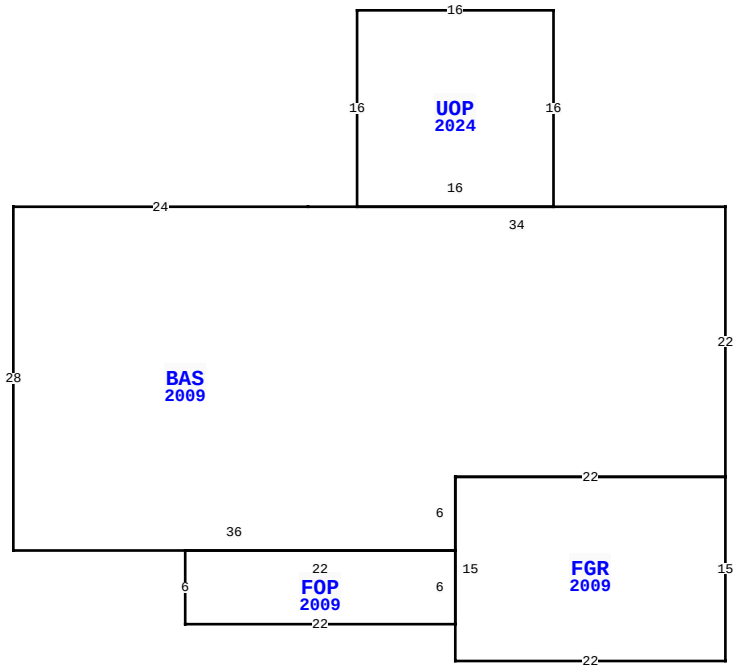
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 02 | CONCR SLAB 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 05 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| 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 |
| 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 | 1,492 | 100 | 2009 | 1,492 | 164,393 |
| FGR | 330 | 50 | 2009 | 165 | 18,180 |
| FOP | 132 | 30 | 2009 | 40 | 4,408 |
| UOP | 256 | 20 | 2024 | 51 | 5,619 |
| TOTALS | 2,210 | | | 1,748 | 192,600 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,748 | 122.6000 | 128.12 | 223,954 | 2009 | 2009 | 0 | 0 | 0 | 14.00 | 86.00 |

1 SINGLE FAM 100% - 2015 Heated Area: 1492 HX Base Yr 2015




161 MALLARD POND CIR, CRAWFORDVILLE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 07/17/2020 | FRJT | LGL DATE | | |
| XF DATE | 07/17/2020 | FRJT | LAND DATE | 07/17/2020 | FRJT |
| INC DATE | | | AG DATE | | |

## EXTRA FEATURES

| LN | 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 | 1,357.00 | SF | 6.00 | 6.00 | 100 | 2009 | 2009 | 3 | 39 | 3,175 | |
| 2 | 0211 | CONCRETE W | 0 | 100 | 0 | 0 | 153.00 | SF | 6.00 | 6.00 | 100 | 2009 | 2009 | 3 | 39 | 358 | |
| 3 | 0955 | PRIVACY FE | 0 | 100 | 0 | 0 | 219.00 | LF | 15.00 | 15.00 | 100 | 2014 | 2014 | 3 | 79 | 2,595 | |
| 4 | 0700 | PORT BLDG | 0 | 100 | 0 | 0 | 2.00 | SF | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 88 | 0 | |

## WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 192,600 |
| TOTAL MARKET OB/XF VALUE | | 6,128 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 253,728 |
| SOH/AGL Deduction | | 107,939 |
| ASSESSED VALUE | | 145,789 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 95,789 |
| TOTAL JUST VALUE | | 253,728 |
| NCON VALUE | | 5,619 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 223,084 |

5 YR PRCL CK, CHG TRAV DEMO DCK ADD UOP

MC OR 1250 P 439

5 YR PRCL CK, PU XFOB LN 4

XFOB LN 3

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2009574 | SFD-CO | 0 | 07/06/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1273/0175 | 7/12/2022 | QC | U | I | 11 | 100 |
| GRANTOR: FLORES MICHAEL ANDRES | | | | | | |
| GRANTEE: FLORES MICHAEL ANDR | | | | | | |
| 0933/0649 | 2/19/2014 | WD | U | I | 12 | 133,600 |
| GRANTOR: JPMORGAN CHASE BANK N | | | | | | |
| GRANTEE: FLORES MICHAEL ANDR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=0,0] W34 W24 S28 E36 N6 E22 N22 $
FGR=[YR=2009;ORIG=0,22] W22 S15 E22 N15 $
FOP=[YR=2009;ORIG=-22,28] W22 S6 E22 N6 $
UOP=[YR=2024;ORIG=-30,-16] E16 S16 W16 N16 $
.

## LAND DESCRIPTION

TOTAL OB/XF 6,128

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | | | | | | | |

REVIEW DATE 06/12/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 04/08/2026 BY SYS