

MALLARD POND
 LOT 53
 OR 792 P 840

RECTOR MICHAEL/RECTOR MARNIE
 10 CANVAS BACK CT
 CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-053

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
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	1,388	100	2009	1,388	155,298
FGR	368	50	2009	184	20,587
FOP	138	30	2009	41	4,587
PTO	196	5	2009	10	1,119
TOTALS	2,090			1,623	181,591

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%	- 2023								
Heated Area: 1388						HX Base Yr 2023					
BLD DATE	07/17/2020	FRFR	LGL DATE	07/17/2020	FRFR						
XF DATE	07/17/2020	FRFR	LAND DATE	07/17/2020	FRFR						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				181,591	
TOTAL MARKET OB/XF VALUE				5,498	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				242,089	
SOH/AGL Deduction				22,907	
ASSESSED VALUE				219,182	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				169,182	
TOTAL JUST VALUE				242,089	
NCON VALUE				1,280	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				211,555	
FR INSP PU NEW XFOBS					
MAILED VISITOR LETTER					
5 YR PRCL CH N/C-FR					
BAKER LAUREN FKA GARRET, LAUREN					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
2008793	SFD-CO	0	09/15/2008		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1285/0727	9/29/2022	WD	Q	I	01	262,000
GRANTOR: BESSLER AMANDA						
GRANTEE: RECTOR MICHAEL & MA						
1030/0051	3/23/2017	WD	Q	I	01	157,000
GRANTOR: GARRET LAUREN N/K/A B						
GRANTEE: BESSLER AMANDA						

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	87	10	870.00	SF	6.00	6.00	100	2009	2009	3	39	2,036	
2	0211	CONCRETE W	0	100	34	3	102.00	SF	6.00	6.00	100	2009	2009	3	39	239	
3	0955	PRIVACY FE	0	100	0	0	164.00	LF	15.00	15.00	100	2014	2014	3	79	1,943	
4	0955	PRIVACY FE	0	100	0	0	32.00	LF	15.00	15.00	100	2024	2023		100	480	
5	0700	PORT BLDG	0	100	0	0	1.00	SF	0.00	0.00	100	2024	2023		98	0	
6	0060	DECK WOOD	0	100	10	16	160.00	SF	5.00	5.00	100	2024	2023		100	800	

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							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2009] W26 PTO=[YR=2009] N14 W14 S14 E14\$ W14 N8 W14 S26 FGR=[YR=2009] S23 E16 N23 W16\$ E16 S8 FOP=[YR=2009] S6 E23 N6 W23\$ E38 N26\$.											