MALLARD POND
LOT 56
OR 602 P 465

KUNZLER HALEY M
7 CANVAS BACK COURT
CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-056

BUILDING CHARACTERISTICS

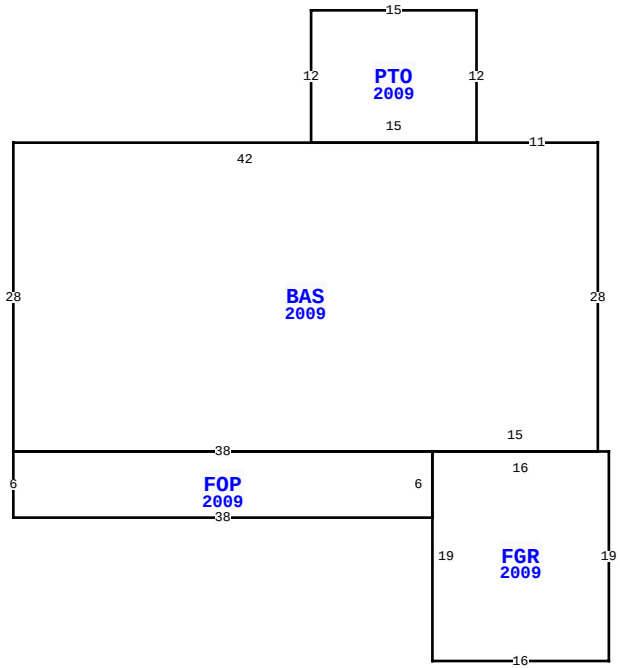
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 80
Interior Floo	11	CLAY TILE 20
Heating Type	13	HEAT PUMP 100
Air Condition	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	1,484	100	2009	1,484	160,934
FGR	304	50	2009	152	16,484
FOP	228	30	2009	68	7,375
PTO	180	5	2009	9	976
TOTALS	2,196			1,713	185,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,713	116.6000	121.85	208,729	2009	2012	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2024 Heated Area: 1484 HX Base Yr 2024



7 CANVAS BACK CT, CRAWFORDVILLE

BLD DATE	02/16/2021 MMMM	LGL DATE	
XF DATE	02/16/2021 MMMM	LAND DATE	02/16/2021 MMMM
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	80	10	800.00	SF	6.00	6.00	100	2009	2009	3	39	1,872	
2	0211	CONCRETE W	0	100	51	3	153.00	SF	6.00	6.00	100	2009	2009	3	39	358	
3	0955	PRIVACY FE	0	100	0	0	33.00	LF	15.00	15.00	100	2013	2013	3	75	371	
4	0955	PRIVACY FE	0	100	0	0	67.00	LF	15.00	15.00	100	2017	2017	3	91	915	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		185,769
TOTAL MARKET OB/XF VALUE		3,516
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		244,285
SOH/AGL Deduction		0
ASSESSED VALUE		244,285
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,285
TOTAL JUST VALUE		244,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,378

REVIEWED QUAL W/ TEAM AND ALL DECIDED QUALITY SHOU
5 yr PRCL CK, CHG EYB 2009 to 2012 HVAC
CORRECTED TYPO IN NAME FROM JOES TO JONES
2022 HX APP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081034	SFD-CO	0	12/16/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1332/0318	10/06/2023	WD	Q	I	01	265,000
GRANTOR: JONES RACHEL E						
GRANTEE: KUNZLER HALEY M						
1310/0702	5/03/2023	QC	U	I	11	100
GRANTOR: HARDWICK RACHEL E NKA						
GRANTEE: JONES RACHEL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W11 PTO=[YR=2009] N12 W15 S12 E15$ W42 S28
FOP=[YR=2009] S6 E38 N6 W38$ E38 FGR=[YR=2009] S19 E16 N19
W16$ E15 N28$.

LAND DESCRIPTION

TOTAL OB/XF 3,516

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 06/11/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 04/08/2026 BY SYS