MALLARD POND LOT 57
OR 602 P 465 OR 914 P 370
OR 927 P 491 OR 1013 P 206

PAUL NANCY
3 CANVAS BACK CT
CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-057

BUILDING CHARACTERISTICS

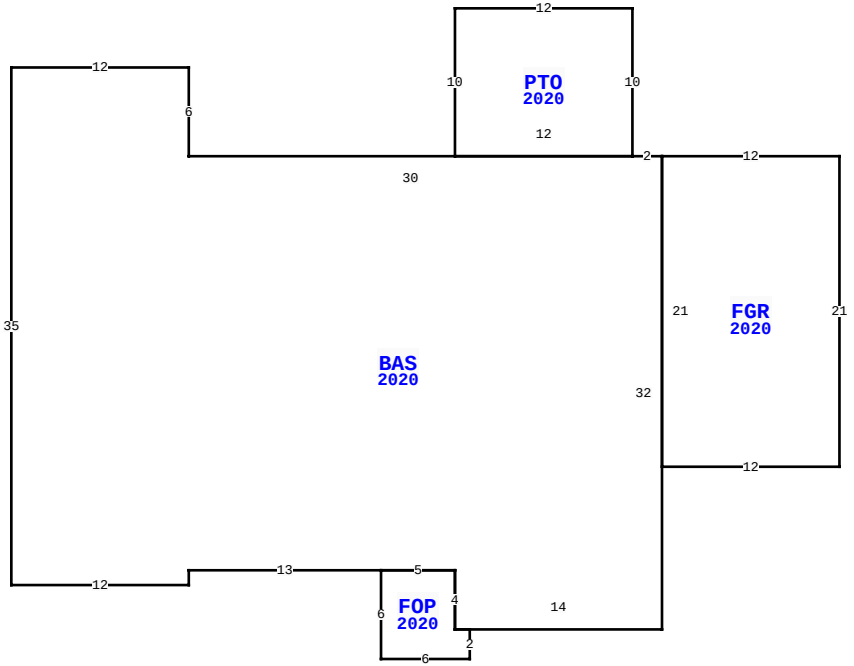
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	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	1,372	100	2020	1,372	160,632
FGR	252	50	2020	126	14,752
FOP	32	30	2020	10	1,171
PTO	120	5	2020	6	702
TOTALS	1,776			1,514	177,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,514	115.5000	120.70	182,740	2020	2020	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 0 Heated Area: 1372 HX Base Yr



3 CANVAS BACK CT, CRAWFORDVILLE

BLD DATE	02/16/2021	MMJS	LGL DATE		
XF DATE	02/16/2021	MMJS	LAND DATE	02/16/2021	MMJS
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	177,258
TOTAL MARKET OB/XF VALUE	6,963
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	239,221
SOH/AGL Deduction	8,477
ASSESSED VALUE	230,744
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,744
TOTAL JUST VALUE	239,221
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,077

5 YR PRCL CK, N/C
5 YR PRCL CH, N/C
5 YR PRCL CH, PU SFD, PU XFOB LN 1, 2
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000755	SFD-CO	0	08/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1184/0885	12/18/2020	WD	Q	I	01	208,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: PAUL NANCY						
1013/0206	9/29/2016	WD	Q	V	05	486,000
GRANTOR: MALLARD POND, LLC						
GRANTEE: GOLDEN CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W12 BAS=[YR=2020] W2 PTO=[YR=2020] N10 W12 S10 E12$ W30 N6 W12 S35 E12 N1 E13 FOP=[YR=2020] S6 E6 N2 W1 N4 W5$ E5 S4 E14 N32$ S21 E12 N21$.

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	0	93	12	1,116.00	SF	6.00	6.00	100	2020	2020	3	89	5,959	
2	0211	CONCRETE W	0	0	0	0	188.00	SF	6.00	6.00	100	2020	2020	3	89	1,004	

LAND DESCRIPTION

TOTAL OB/XF 6,963

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	0			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