

MALLARD POND LOT 58  
 OR 602 P 465 OR 686 P 264  
 OR 914 P 370 OR 927 P 491

HAYES SAMUEL F/HAYES VERA M  
 77 WIGEON WAY  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-072-331-10157-058

| ELEMENT          |                  | CD          | BUILDING CHARACTERISTICS |              | 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    | 14               |             | CARPET                   | 80           |                      |  |
| Interior Floo    | 11               |             | CLAY TILE                | 20           |                      |  |
| Heating Type     | 13               |             | HEAT PUMP                | 100          |                      |  |
| Air Condition    | 13               |             | HEAT PUMP                | 100          |                      |  |
| Bedrooms         |                  |             |                          | 3            | 100                  |  |
| Bathrooms        |                  |             |                          | 2.5          | 100                  |  |
| Story Height     |                  |             |                          | 0            | 100                  |  |
| Stories          | 2.               |             |                          | 2.           | 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              | 736              | 100         | 2016                     | 736          | 85,122               |  |
| FGR              | 420              | 50          | 2016                     | 210          | 24,288               |  |
| FOP              | 75               | 30          | 2016                     | 22           | 2,544                |  |
| FUS              | 840              | 100         | 2016                     | 840          | 97,150               |  |
| PTO              | 100              | 5           | 2016                     | 5            | 578                  |  |
| TOTALS           | 2,171            |             |                          | 1,813        | 209,682              |  |

**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%      | - 2017      |                |                |     |     |      |      |      |        |

Heated Area: 1576 HX Base Yr 2017

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| VALUATION BY                           |             | VALUATION SUMMARY |            | STANDARD |
|--|-------------|-------------------|------------|----------|
| Tax Group: 3                           |             | Tax Dist:         |            |          |
| BUILDING MARKET VALUE                  |             |                   |            | 209,682  |
| TOTAL MARKET OB/XF VALUE               |             |                   |            | 5,188    |
| TOTAL LAND VALUE - MARKET              |             |                   |            | 55,000   |
| TOTAL MARKET VALUE                     |             |                   |            | 269,870  |
| SOH/AGL Deduction                      |             |                   |            | 103,731  |
| ASSESSED VALUE                         |             |                   |            | 166,139  |
| TOTAL EXEMPTION VALUE                  | HX HB       |                   |            | 50,000   |
| BASE TAXABLE VALUE                     |             |                   |            | 116,139  |
| TOTAL JUST VALUE                       |             |                   |            | 269,870  |
| NCON VALUE                             |             |                   |            | 0        |
| INCOME VALUE                           |             |                   |            |          |
| PREVIOUS YEAR MKT VALUE                |             |                   |            | 238,244  |
| 5 YR PRCL CK, N/C, OLD HVAC            |             |                   |            |          |
| 5 YR PRCL CH, N/C                      |             |                   |            |          |
| ADD HX FOR 2017                        |             |                   |            |          |
| 5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2 |             |                   |            |          |
| PERMIT NUM                             | DESCRIPTION | AMT               | ISSUED     |          |
| 15000821                               | SFD -CO     | 0                 | 12/01/2015 |          |

**SALES DATA**

| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| 0992/0732                    | 2/19/2016  | WD Q      | Q   | I   | 01     | 160,000    |
| GRANTOR: MALLARD POND, LLC   |            |           |     |     |        |            |
| GRANTEE: HAYES SAMUEL F & VE |            |           |     |     |        |            |
| 0927/0491                    | 11/21/2013 | WD U      | V   | 12  |        | 557,200    |
| GRANTOR: CAPITAL CITY BANK   |            |           |     |     |        |            |
| GRANTEE: MALLARD POND, LLC   |            |           |     |     |        |            |

**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 | 68    | 17 |       | 1,156.00       | SF        | 6.00    | 6.00        | 100 | 2016   | 2016            | 3     | 72 | 4,994 |
| 2   | 0211       | CONCRETE W  | 0       | 100 | 15    | 3  |       | 45.00          | SF        | 6.00    | 6.00        | 100 | 2016   | 2016            | 3     | 72 | 194   |

77 WIGEON WAY, CRAWFORDVILLE

| BLD DATE   | XF DATE    | INC DATE | MMAK | LGL DATE   | LAND DATE | AG DATE | MMAK |
|------------|------------|----------|------|------------|-----------|---------|------|
| 10/23/2020 | 10/23/2020 |          |      | 10/23/2020 |           |         |      |

**BUILDING NOTES**

**BUILDING DIMENSIONS**

PTO=[YR=2016] W10 S10 E10 BAS=[YR=2016] W28 S30  
 FOP=[YR=2016] S5 E15 N5 W15\$ E15 N8 FGR=[YR=2016] S20 E21 N20  
 W21 \$ E13 N22\$ PTR=E20 FUS=[YR=2016] S30 E28 N30 W28\$ W20\$  
 N10\$.

| LAND DESCRIPTION |          | TOTAL OB/XF |                      |     |     |          |       |       |             |           |     |          |        |         |            |                | 5,188      |                             |      |         |      |     |    |        |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                  |     |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 55,000.00  | 55,000.00      | 55,000     |                             |      |         |      |     |    |        |