

MALLARD POND
OR 602 P 465
OR 686 P 264

LOT 61
OR 673 P 835
OR 914 P 370

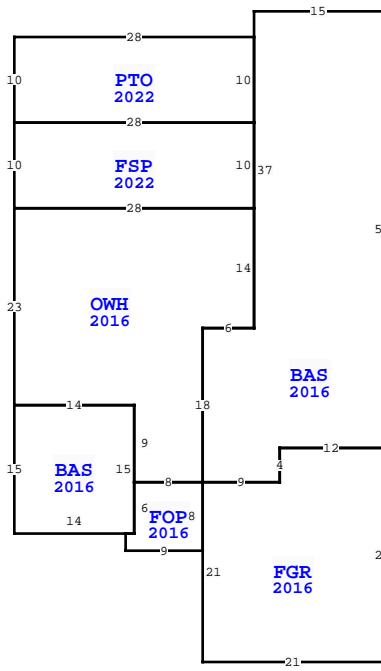
HART BRADLEY JOE/HART NOEL KATHRYN
53 WIGEON WAY
CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-061

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 80
Interior Floo	11	CLAY TILE 20
Ceiling	09	9 FT 100
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
BAS	210	100
BAS	885	100
FGR	489	50
FOP	66	30
FSP	280	55
OWH	662	100
PTO	280	5
TOTALS	2,872	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,189	115.9000	121.12	265,132	2016	2016	0	0	7.00	93.00
1 SINGLE FAM 100% - 2023 Heated Area: 1757 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			246,573
TOTAL MARKET OB/XF VALUE			7,805
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			309,378
SOH/AGL Deduction			26,373
ASSESSED VALUE			283,005
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			233,005
TOTAL JUST VALUE			309,378
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,762
5 YR PRCL CK, PU XFOB			
DARNELL - PORT TO LEON COUNTY			
JS SALES CK, PU + FSP&PTO, -PTO2016			
5 YR PRCL CH; PU XFOB LN3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000231	SFD-CO	0	03/30/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1280/0403	8/25/2022	WD Q	Q	I	01	345,000
GRANTOR: DARNELL LARRY & JENNI						
GRANTEE: HART BRADLEY JOE &						
1007/0728	7/22/2016	WD Q	Q	I	01	209,800
GRANTOR: MALLARD POND, LLC						
GRANTEE: DARNELL LARRY & JEN						

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	55	17			935.00	SF	6.00	6.00	100	2016	2016	3	72	4,039	
2	0211	CONCRETE W	0	100	0	0			156.00	SF	6.00	6.00	100	2016	2016	3	72	674	
3	0955	PRIVACY FE	0	100	0	0			217.00	LF	15.00	15.00	100	2018	2018	3	95	3,092	
4	0700	PORT BLDG	0	100	0	0			1.00	SF	0.00	0.00	100	2024	2023		98	0	

BUILDING NOTES														
BLD DATE 10/04/2021 MMMM LGL DATE 10/04/2021 MMMM														
XF DATE 10/04/2021 MMMM LAND DATE 10/04/2021 MMMM														
INC DATE AG DATE														

BUILDING DIMENSIONS														
BAS=[YR=2016] W15 S37 W6 S18 OWH=[YR=2016] N18 E6 N14 W28														
FSP=[YR=2022] E28 N10 W28 PTO=[YR=2022] E28 N10 W28 S10\$														
S10\$ S23 E14 S9 E8\$ FOP=[YR=2016] W8 S6 BAS=[YR=2016] N15														
W14 S15 E14\$ W1 S2E9 N8\$ FGR=[YR=2016] S21 E21 N25 W12S4 W9\$														
E9 N4 E12 N51\$.														

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	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							