

MALLARD POND
OR 602 P 465
OR 686 P 264

LOT 63
OR 673 P 835
OR 914 P 370

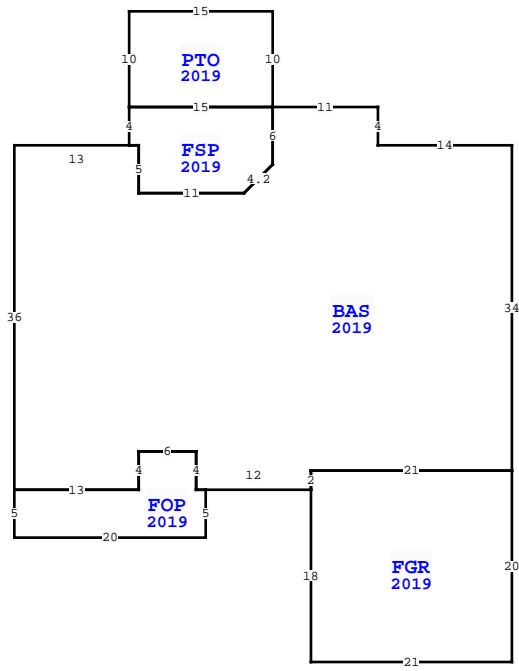
ROBERTS CHEYNE ANDREW/ROBERTS SIERRA LYNN
39 WIGEON WAY
CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-063

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		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,109	122.5000	128.01	269,973	2019	2019	0	0	4.00	96.00
1 SINGLE FAM 100% - 2020 Heated Area: 1785 HX Base Yr 2020											



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	1,785	100	2019	1,785	219,358
FGR	420	50	2019	210	25,807
FOP	124	30	2019	37	4,547
FSP	126	55	2019	69	8,480
PTO	150	5	2019	8	983
TOTALS	2,605			2,109	259,174

39 WIGEON WAY, CRAWFORDVILLE

BLD DATE	05/07/2019	FRSR	LGL DATE	
XF DATE	05/07/2019	FRSR	LAND DATE	03/04/2020
INC DATE			AG DATE	

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	0	0	1,417.00	SF	6.00	6.00	100	2019	2019	3	85	7,227	
2	0211	CONCRETE W	0	100	63	4	252.00	SF	6.00	6.00	100	2019	2019	3	85	1,285	
3	0955	PRIVACY FE	0	100	0	0	316.00	LF	15.00	15.00	100	2019	2019	3	96	4,550	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			259,174
TOTAL MARKET OB/XF VALUE			13,062
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			327,236
SOH/AGL Deduction			69,696
ASSESSED VALUE			257,540
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			207,540
TOTAL JUST VALUE			327,236
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			291,582

5 YR PRCL CK, N/C			
ADD HX& PORT FOR 2020-ROBERTS			
5 YR PRCL CH, PU XFOB LN 1-3, PU NEW SFD			
2020 DR501R RECEIVED FROM BAY COUNTY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001267	SFD-CO	0	11/30/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1108/0348	4/29/2019	WD Q	Q	I	01	238,500
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: ROBERTS CHEYNE ANDR						
1013/0206	9/29/2016	WD Q	Q	V	05	486,000
GRANTOR: MALLARD POND, LLC						
GRANTEE: GOLDEN CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2019] W14 N4 W11 PTO=[YR=2019] N10 W15 S10 E15\$ FSP=[YR=2019] W15 S4 E1 S5 E11 R3 U3 N6\$ S6 D3 L3 W11 N5 W13 S36 FOP=[YR=2019] S5 E20 N5 W1 N4 W6 S4 W13\$ E13 N4 E6 S4 E12 FGR=[YR=2019] S18 E21 N20 W21 S2\$ N2 E21 N34\$.

LAND DESCRIPTION																								
TOTAL OB/XF 13,062																								
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							