

MALLARD POND
OR 602 P 465
OR 686 P 264

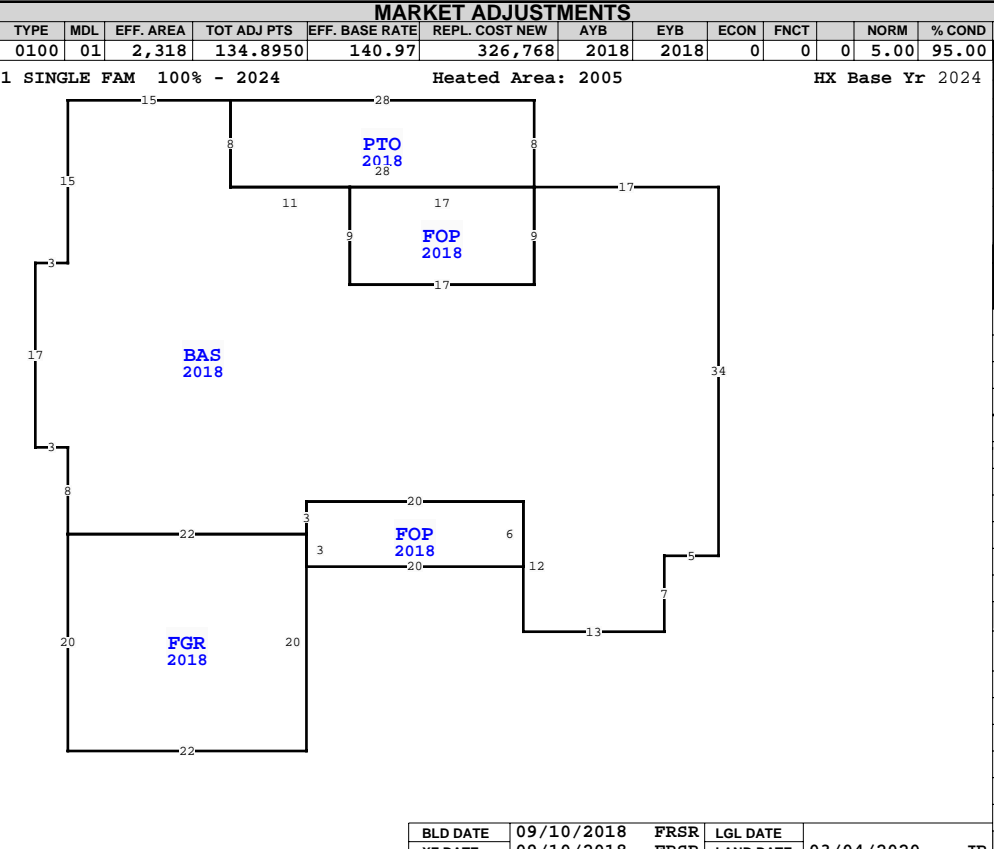
LOT 64
OR 673 P 835
OR 914 P 370

WILLIAMS JOHN JR/WILLIAMS LATRELL NICHOLE
33 WIGEON WAY
CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-064

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	80	
Exterior Wall	11	AVERAGE		20	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	12	HARDWOOD		50	
Interior Floo	14	CARPET		50	
Heating Type	13	HEAT PUMP		100	
Air Condition	13	HEAT PUMP		100	
Bedrooms			4	100	
Bathrooms			3	100	
Story Height			0	100	
Stories	1.	1.	100		
Units			0	100	
Quality	07	GOOD			
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	2,005	100	2018	2,005	268,513
FGR	440	50	2018	220	29,462
FOP	120	30	2018	36	4,821
FOP	153	30	2018	46	6,161
PTO	224	5	2018	11	1,473
TOTALS	2,942			2,318	310,430



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3																			
VALUATION BY		STANDARD																						
Tax Group: 3	Tax Dist:																							
BUILDING MARKET VALUE	310,430																							
TOTAL MARKET OB/XF VALUE	15,477																							
TOTAL LAND VALUE - MARKET	55,000																							
TOTAL MARKET VALUE	380,907																							
SOH/AGL Deduction	59,727																							
ASSESSED VALUE	321,180																							
TOTAL EXEMPTION VALUE	HX HB	50,000																						
BASE TAXABLE VALUE	271,180																							
TOTAL JUST VALUE	380,907																							
NCON VALUE	5,296																							
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE	335,986																							
REVIEWED QUAL W/ TEAM AND ALL DECIDED QUALITY SHOU																								
5 YR PRCL CK, N/C COULD NOT GET TO BACK.																								
FR 5YR CK; PU XFOBS LH																								
ADD HX FOR 2021- HOUSTON																								
PERMIT NUM	DESCRIPTION	AMT	ISSUED																					
17001622	SFD-CO	0	12/04/2017																					
SALES DATA																								
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																		
1313/0661	5/24/2023	WD Q	Q	I	01	395,000																		
GRANTOR: HOUSTON HERBERT BERNA																								
GRANTEE: WILLIAMS JOHN JR &																								
1153/0678	6/02/2020	WD Q	Q	I	01	299,000																		
GRANTOR: MURANY NANCY EMILY &																								
GRANTEE: HOUSTON HERBERT BER																								
BLD DATE 09/10/2018 FRSR LGL DATE 03/04/2020 JB																								
XF DATE 09/10/2018 FRSR LAND DATE																								
INC DATE AG DATE																								
33 WIGEON WAY, CRAWFORDVILLE																								
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		1,801.00	SF	6.00	100	2018	2018	3	80	8,645								
2	0211	CONCRETE W	0	100	80	4		320.00	SF	6.00	100	2018	2018	3	80	1,536								
3	0955	PRIVACY FE	0	100	0	0		364.00	LF	15.00	100	2024	2020	AV	97	5,296								
4	0700	PORT BLDG	0	100	8	12		96.00	SF	0.00	100	2024	2020	AV	94	0								
TOTAL OB/XF 15,477																								
LAND DESCRIPTION																								
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							