

MALLARD POND LOT 68  
 OR 602 P 465 OR 988 P 226  
 OR 996 P 119 OR 1113 P 875

WOOLVERTON RYAN CLARK/WOOLVERTON AUDREY LYNN  
 19 MALLARD POND CIR  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-072-331-10157-068

ELEMENT		CD	CONSTRUCTION
Foundation	03	CONCR	STEM 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 50
Exterior Wall	11	AVERAGE	50
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	90
Interior Floo	11	CLAY TILE	10
Ceiling	09	9 FT	100
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	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
BAS	1,909	100	2020
FGR	484	50	2020
FOP	194	30	2020
FOP	250	30	2020
TOTALS	2,837		

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% - 2023		129.58	295,961	2020	2020	0	0	3.00	97.00
Heated Area: 1909 HX Base Yr 2023											
BLD DATE 02/16/2021 MMMM LGL DATE 02/16/2021 MMMM XF DATE 02/16/2021 MMMM LAND DATE 02/16/2021 MMMM INC DATE AG DATE											

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				287,082		
TOTAL MARKET OB/XF VALUE				11,584		
TOTAL LAND VALUE - MARKET				55,000		
TOTAL MARKET VALUE				353,666		
SOH/AGL Deduction				92,528		
ASSESSED VALUE				261,138		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				211,138		
TOTAL JUST VALUE				353,666		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				315,653		
5 YR PRCL CK, N/C						
PORT FROM PINELLAS - WOOLVERTON						
OBSERVED COND (5YR CH) CHG FOUND						
2021 HX APPLIED WINSTON						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20000220	SFD-CO	0	03/21/2020			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/0633	6/02/2022	WD	Q	I	01	425,000
GRANTOR: WINSTON JOSHUA & SHER						
GRANTEE: WOOLVERTON RYAN CLA						
1175/0317	10/22/2020	WD	Q	I	01	277,500
GRANTOR: ELEVATION CONSTRUCTIO						
GRANTEE: WINSTON JOSHUA & SH						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2020] W11 S4 W13 S5 FOP=[YR=2020] W25 S10 E25 N10\$						
S10 W25 N15 W12 S14 W1 S6 E1 S25 FOP=[YR=2020] S6 E29 N6 W12						
N4 W5 S4 W12\$ E12 N4 E5 S4 E12 N6 E9 FGR=[YR=2020] S9E12 N2						
E11 N20 W23 S13\$ N13 E23 N30\$.						

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	1,235.00	SF	6.00	6.00	100	2020	2020	3	89	6,595	
2	0211	CONCRETE W	0	100	66	264.00	SF	6.00	6.00	100	2020	2020	3	89	1,410	
3	0955	PRIVACY FE	0	100	0	246.00	LF	15.00	15.00	100	2020	2020	3	97	3,579	
TOTALS												2,837		2,284	287,082	

LAND DESCRIPTION												TOTAL OB/XF												11,584				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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											