

MALLARD POND LOT 69
 OR 602 P 465 OR 988 P 226
 OR 1013 P 746 OR 1040 P 369

GWIAZDOWSKI MICHAEL F/GWIAZDOWSKI PHYLLIS ANN
 27 MALLARD POND CIR
 CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-069

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 Floor	12	HARDWOOD		70	
Interior Floor	14	CARPET		30	
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,685	100	2017	1,685	191,842
FGR	400	50	2017	200	22,771
FOP	102	30	2017	31	3,530
FSP	140	55	2017	77	8,766
PTO	160	5	2017	8	911
TOTALS	2,487			2,001	227,819

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%	- 2018								
				Heated Area: 1685			HX Base Yr 2018				

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			227,819	
TOTAL MARKET OB/XF VALUE			5,289	
TOTAL LAND VALUE - MARKET			55,000	
TOTAL MARKET VALUE			288,108	
SOH/AGL Deduction			98,207	
ASSESSED VALUE			189,901	
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE			139,901	
TOTAL JUST VALUE			288,108	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			254,872	
5 YR PRCL CK, N/C				
FR 5 YR CK, PU EXW				
ADD HX FOR 2018				
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
16000929	SFD-CO	0	09/30/2016	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1040/0369	6/30/2017	WD Q	I 01	210,000
GRANTOR: GODLEN CONSTRUCTION C				
GRANTEE: GWIAZDOWSKI MICHAEL				
1013/0746	9/30/2016	WD U	V 12	29,000
GRANTOR: CAPITAL CITY BANK				
GRANTEE: GODLEN CONSTRUCTION				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2017] W30 S4 D3 L3 W13 FSP=[YR=2017] E13 R3 U3 N6 W16 PTO=[YR=2017] E16 N10 W16 S10\$ S9\$ N7 W12 S36 E12 FOP=[YR=2017] E17 N6 W17 S6\$ N6 E26 N1 E20 FGR=[YR=2017] W20 S20 E20 N20\$ N29\$.				

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	52	20		SF 6.00	6.00	100	2017	2017	3	76	4,742	
2	0211	CONCRETE W	0	100	30	4		SF 6.00	6.00	100	2017	2017	3	76	547	
TOTALS																

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	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							