

MALLARD POND
OR 602 P 465
OR 934 P 39

LOT 71
OR 696 P 414
OR 951 P 165

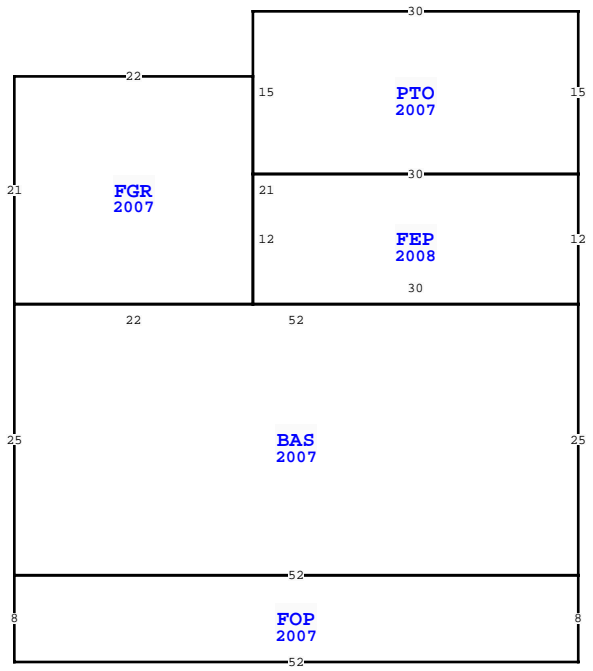
THORNBURG AMANDA Y/KREITZ JAMES
43 MALLARD POND CIR
CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-071

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	09	PINE WOOD 50
Interior Floo	14	CARPET 50
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,966	116.0000	121.22	238,319	2007	2007	0	0	16.00	84.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1588 HX Base Yr 2022													



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	1,300	100	2007	1,300	132,372
FEP	360	80	2008	288	29,325
FGR	462	50	2007	231	23,522
FOP	416	30	2007	125	12,729
PTO	450	5	2007	22	2,240
TOTALS	2,988			1,966	200,188

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			200,188
TOTAL MARKET OB/XF VALUE			6,169
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			261,357
SOH/AGL Deduction			38,030
ASSESSED VALUE			223,327
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			173,327
TOTAL JUST VALUE			261,357
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			231,157
5 YR PRCL CK, N/C			
5 YR PRCL CH N/C-FR			
5 YR PRCL CH, N/C			
BROKEN BOW TRL)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061523	SFD - CO	0	09/20/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1227/0017	9/01/2021	WD Q	Q	I	01	250,000
GRANTOR: BYRD RICHARD D & ADRI						
GRANTEE: THORNBURG AMANDA A						
0951/0166	9/03/2014	WD U	U	I	12	160,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BYRD RICHARD D & AD						

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	1,860.00	SF	6.00	6.00	100	2007	2007	3	30	3,348	
2	0211	CONCRETE W	0	100	36	108.00	SF	6.00	6.00	100	2007	2007	3	30	194	
3	0211	CONCRETE W	0	100	35	105.00	SF	6.00	6.00	100	2007	2007	3	30	189	
4	0955	PRIVACY FE	0	100	0	325.00	LF	15.00	15.00	100	2008	2008	3	50	2,438	

BUILDING NOTES			

BUILDING DIMENSIONS			
PTO=[YR=2007] W30 S15 E30 FEP=[YR=2008] W30 S12 E30			
BAS=[YR=2007] W52 FGR=[YR=2007] N21 E22 S21 W22\$ S25			
FOP=[YR=2007] S8 E52 N8 W52\$ E52 N25 \$ N12\$ N15\$.			

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							