

MALLARD POND LOT 74
 OR 602 P 465 OR 914 P 370
 OR 927 P 491 OR 1013 P 197

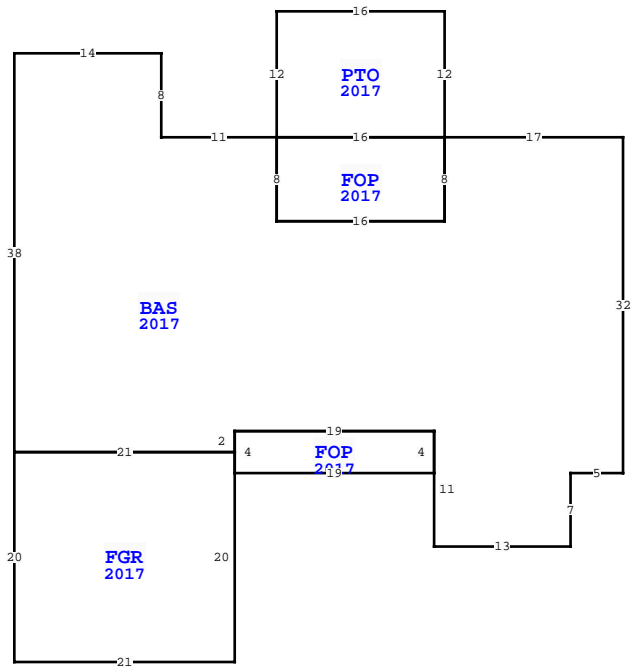
SHEPLAK NICHOLAS ALAN/SHEPLAK JORDAN FATIH
 55 MALLARD POND CIR
 CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-074

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	50
Interior Floor	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	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	1,813	100	2017
FGR	420	50	2017
FOP	76	30	2017
FOP	128	30	2017
PTO	192	5	2017
TOTALS	2,629		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,094	118.3000	123.62	258,860	2017	2017	0	0	6.00	94.00	
1 SINGLE FAM 0% - 0 Heated Area: 1813 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			243,328
TOTAL MARKET OB/XF VALUE			6,858
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			305,186
SOH/AGL Deduction			6,764
ASSESSED VALUE			298,422
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			298,422
TOTAL JUST VALUE			305,186
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			271,293
5 YR PRCL CK, N/C			
5YR PRCL CK NC FR			
5 YR PRCL CH, PU XFOB LN 3-4			
ADD HX AND VX FOR 2018			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000793	SHED	0	07/30/2018
17000125	SFD & GAS-CO	0	02/21/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0623	4/24/2024	WD Q	Q	I	01	359,000
GRANTOR: MUSCO MICHELLE						
GRANTEE: SHEPLAK NICHOLAS AL						
1207/0449	5/07/2021	WD Q	Q	I	01	295,000
GRANTOR: STEPHENS BARBARA L						
GRANTEE: MUSCO MICHELLE & MU						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	CONCRETE D	0	0	51	16	816.00	SF	6.00	6.00	100	2017
2	0211	CONCRETE W	0	0	36	4	144.00	SF	6.00	6.00	100	2017
3	0955	PRIVACY FE	0	0	0	0	174.00	LF	15.00	15.00	100	2018
4	0700	PORT BLDG	0	0	10	12	120.00	SF	0.00	0.00	100	2018

BUILDING NOTES			
55 MALLARD POND CIR, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2017] W17 PTO=[YR=2017] N12 W16 S12 E16\$			
FOP=[YR=2017] W16 S8 E16 N8 \$ S8 W16 N8 W11 N8 W14 S38 E21			
FGR=[YR=2017] W21 S20 E21 N20\$ N2 E19 FOP=[YR=2017] W19 S4 E19 N4\$ S11 E13 N7 E5 N32\$.			

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								