

MALLARD POND LOT 83
 OR 602 P 465 OR 673 P 835
 OR 686 P 264 OR 961 P 221

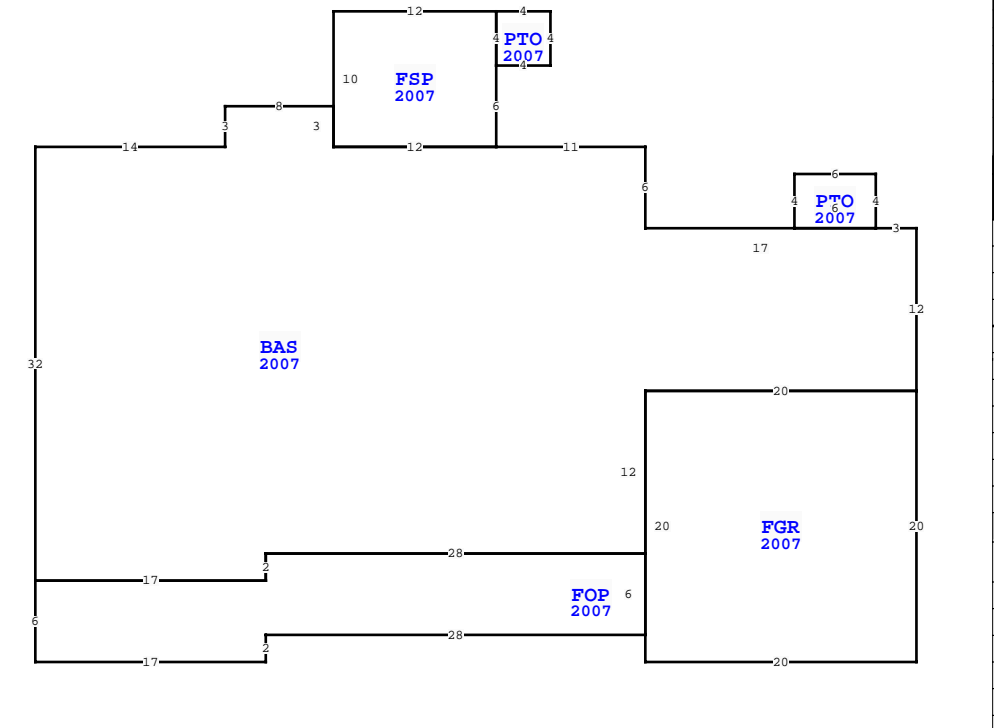
SHERNAK MICHAEL K/SHERNAK MARIA E
 60 WIGEON WAY
 CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-083

| 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 | 10 | LAMINATED 50 |
| Interior Floo | 14 | CARPET 50 |
| Heating Type | 13 | HEAT PUMP 100 |
| Air Condition | 13 | HEAT PUMP 100 |
| Bedrooms | | 4 100 |
| 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 | 1,997 | 113.5000 | 118.61 | 236,864 | 2007 | 2010 | 0 | 0 | 13.00 | 87.00 | |



| BUILDING CHARACTERISTICS | | | | | |
|--------------------------|--------------------|-------------|-------|--------------|----------------------|
| 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 | 1,648 | 100 | 2007 | 1,648 | 170,058 |
| FGR | 400 | 50 | 2007 | 200 | 20,638 |
| FOP | 270 | 30 | 2007 | 81 | 8,358 |
| FSP | 120 | 55 | 2007 | 66 | 6,810 |
| PTO | 16 | 5 | 2007 | 1 | 104 |
| PTO | 24 | 5 | 2007 | 1 | 104 |
| TOTALS | 2,478 | | | 1,997 | 206,072 |

| WAKULLA COUNTY PROPERTY | | | |
|--|-------------|-----|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 206,072 |
| TOTAL MARKET OB/XF VALUE | | | 6,031 |
| TOTAL LAND VALUE - MARKET | | | 55,000 |
| TOTAL MARKET VALUE | | | 267,103 |
| SOH/AGL Deduction | | | 73,485 |
| ASSESSED VALUE | | | 193,618 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 143,618 |
| TOTAL JUST VALUE | | | 267,103 |
| INCOME VALUE | | | 0 |
| PREVIOUS YEAR MKT VALUE | | | 229,450 |
| 5 YR PRCL CK, CHG EYB 2007 TO 2010, HVAC | | | |
| 5 YR PRCL CH, PU XF0B LN 3 | | | |
| SENT W/ COPY OF FORM | | | |
| CALLED ABOUT PHYS FORM - NO ANSWER. LETTER | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 20061777 | SFD-CO | 0 | 11/13/2006 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1089/0793 | 10/26/2018 | WD Q | Q | I | 01 | 195,000 |
| GRANTOR: MCGAHEE WAYNE E III & | | | | | | |
| GRANTEE: SHERNAK MICHAEL K & | | | | | | |
| 1011/0147 | 9/14/2016 | WD Q | Q | I | 01 | 172,500 |
| GRANTOR: MORGAN MICHAEL M & JA | | | | | | |
| GRANTEE: MCGAHEE WAYNE E III | | | | | | |

| 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 | | 1,361.00 | SF | 6.00 | 6.00 | 100 | 2007 | 2007 | 3 | 30 | 2,450 |
| 2 | 0211 | CONCRETE W | 0 | 100 | 43 | 3 | | 129.00 | SF | 6.00 | 6.00 | 100 | 2007 | 2007 | 3 | 30 | 232 |
| 3 | 0955 | PRIVACY FE | 0 | 100 | 0 | 0 | | 235.00 | LF | 15.00 | 15.00 | 100 | 2018 | 2018 | 3 | 95 | 3,349 |

| BUILDING NOTES | | | |
|----------------|--|--|--|
| | | | |

| BUILDING DIMENSIONS | | | |
|---|--|--|--|
| BAS=[YR=2007] W3 PTO=[YR=2007] N4 W6 S4 E6\$ W17 N6 W11 | | | |
| FSP=[YR=2007] N6 PTO=[YR=2007] E4 N4 W4 S4\$ N4 W12 S10 E12\$ | | | |
| W12 N3 W8 S3 W14 S32 FOP=[YR=2007] S6 E17 N2 E28 N6 W28 S2 | | | |
| W17\$ E17 N2 E28 N12 FGR=[YR=2007] S20 E20 N20 W20\$ E20 N12\$. | | | |

| 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 | | | | | | | |