

MALLARD POND
OR 602 P 465
OR 686 P 264

LOT 85
OR 673 P 835
OR 914 P 370

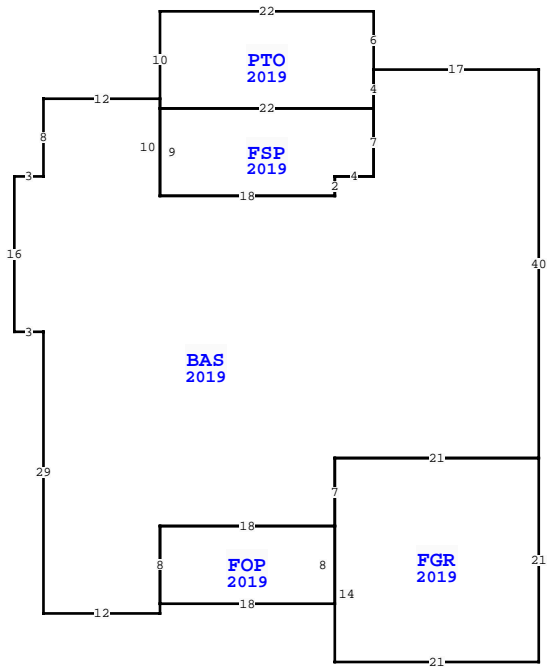
PHAN MIKE ET AL/NGUYEN UYEN M ETAL
40 WIGEON WAY
CRAWFORDVILLE, FL 32327

2024

00-00-072-331-10157-085

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	12	HARDWOOD 50
Interior Floo	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,470	117.5000	122.79	303,291	2019	2019	0	0	4.00	96.00
1 SINGLE FAM 100% - 2020 Heated Area: 2092 HX Base Yr 2020											



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	2,092	100	2019	2,092	246,602
FGR	441	50	2019	220	25,933
FOP	144	30	2019	43	5,069
FSP	190	55	2019	104	12,259
PTO	220	5	2019	11	1,297
TOTALS	3,087			2,470	291,159

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	1,462.00	SF	6.00	6.00	100	2019	2019	3	85	7,456	
2	0211	CONCRETE W	0	100	55	220.00	SF	6.00	6.00	100	2019	2019	3	85	1,122	

TOTAL OB/XF											
8,578											

LAND DESCRIPTION																								
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							

TOTAL OB/XF											
8,578											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			291,159
TOTAL MARKET OB/XF VALUE			8,578
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			354,737
SOH/AGL Deduction			62,868
ASSESSED VALUE			291,869
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			241,869
TOTAL JUST VALUE			354,737
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,640
5 YR PRCL CK, N/C			
ADD HX FOR 2020-PHAN			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2			
COA PER OWNER APPLY FOR HX			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000074	SFD-CO	0	01/24/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1118/0810	7/18/2019	WD Q	Q	I	01	303,100
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: PHAN MIKE & NGUYEN						
1013/0206	9/29/2016	WD Q	Q	V	05	486,000
GRANTOR: MALLARD POND, LLC						
GRANTEE: GOLDEN CONSTRUCTION						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2019] W17 PTO=[YR=2019] N6 W22 S10 E22 N4\$ S4						
FSP=[YR=2019] W22 S9 E18 N2 E4 N7\$ S7 W4 S2 W18 N10 W12 S8 W3						
S16 E3 S29 E12 N1 FOP=[YR=2019] E18 N8 W18 S8\$ N8 E18						
FGR=[YR=2019] S14 E21 N21 W21 S7\$ N7 E21 N40\$.						