AUDUBON FOREST LOT 38
OR 290 P 887 OR 367 P 594
OR 378 P 721 OR 463 P 809

MALLOW CHARLES SHEROD/MALLOW PENNY LANE
269 DUNCAN DR
CRAWFORDVILLE, FL 32327

2024

36-3S-02W-182-01763-038

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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

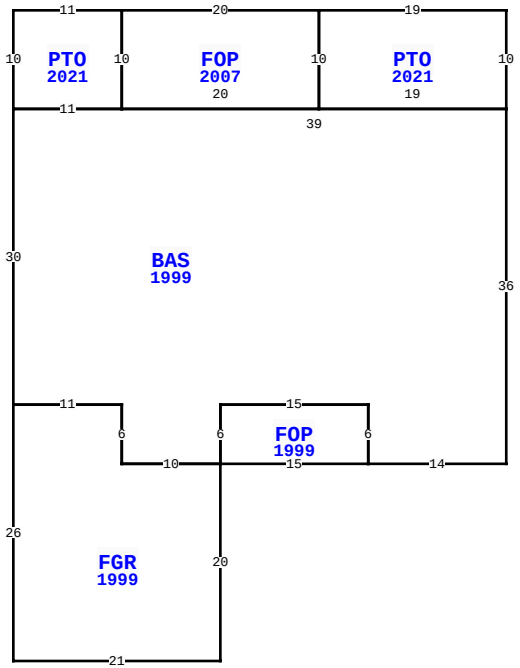
MAP NUM: 5 MKT AREA: 10
NEIGHBORHOOD/LOC: 182.00 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100	1999	1,644	172,002
FGR	486	50	1999	243	25,423
FOP	90	30	1999	27	2,825
FOP	200	30	2007	60	6,277
PTO	110	5	2021	6	628
PTO	190	5	2021	10	1,046
TOTALS	2,720			1,990	208,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,990	122.1000	127.59	253,904	1999	2005	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2007 Heated Area: 1644 HX Base Yr 2007



269 DUNCAN DR, CRAWFORDVILLE

BLD DATE	08/17/2018	MMSR	LGL DATE		
XF DATE	08/17/2018	MMSR	LAND DATE	08/17/2018	MMSR
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	208,201
TOTAL MARKET OB/XF VALUE	3,656
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	256,857
SOH/AGL Deduction	108,491
ASSESSED VALUE	148,366
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	98,366
TOTAL JUST VALUE	256,857
NCON VALUE	1,968
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,369

FR 5YR CK 6/14/23; PU TRAV & XFOB; CHG EYB FOR NEW
5 YR PRCL CH, N/C
5 YR PRCL CH, PU XFOB LN 5
DIMENS & CORR SF XFOB LN 1, CORR LF XFOB LN 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000465	DOOR-CO	0	09/19/2019
19000139	MECH-CO	0	03/14/2019
19000102	REROOF-CO	0	02/20/2019
2012791	LAWN STORAGE	0	11/26/2012
2007712	SCREEN ROOM	0	05/11/2007
025923	HSE	0	11/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0690/0456	12/13/2006	WD	Q	I		199,000
GRANTOR: EDDINGER JAN H						
GRANTEE: MALLOW CHARLES S &						
0486/0388	5/06/2003	FJ	U	I		100
GRANTOR: EDDINGER						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W39 W11 S30 E11 S6 E10 N6 E15 S6 E14 N36 $
FGR=[YR=1999;ORIG=-29,36] W10 N6 W11 S26 E21 N20 $
FOP=[YR=2007;ORIG=-39,0] E20 N10 W20 S10 $
FOP=[YR=1999;ORIG=-29,36] E15 N6 W15 S6 $
PTO=[YR=2021;ORIG=-19,-10] E19 S10 W19 N10 $
PTO=[YR=2021;ORIG=-50,-10] E11 S10 W11 N10 $
.

EXTRA FEATURES

LN	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	109	10	1,090.00	SF	6.60	6.60	100	1999	1999	3	20	1,439	
2	0140	FIRE PLACE	0	100	0	0	1.00	UT	2,090.00	2,090.00	100	1999	1999	3	56	1,170	
3	0955	PRIVACY FE	0	100	0	0	386.00	LF	16.50	16.50	100	2000	2000	3	0	0	
4	0211	CONCRETE W	0	100	53	3	159.00	SF	6.60	6.60	100	1999	1999	3	20	210	
5	0620	WOOD UTL B	0	100	12	12	144.00	SF	6.60	6.60	100	2013	2013	3	57	542	
6	0620	WOOD UTL B	0	100	6	8	48.00	SF	6.60	6.60	100	2024	2021	AV	93	295	

LAND DESCRIPTION

TOTAL OB/XF 3,656

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	45,000.00	45,000.00	45,000							

REVIEW DATE 06/14/2023 BY FRLH Total Acres: 0.51 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 05/13/2026 BY SYS