

P-1-1-M-4 102.66 AC
 A PARCEL IN W1/2 OF HRS 6
 OR 257 P 232 & OR 259 P 713

MCKIBBEN INVESTMENTS LLC
 1598 NORMAN DR
 VALDOSTA, GA 31601

2024

00-00-006-000-06211-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 461 TOTAL LAND VALUE - MARKET 256,650 TOTAL MARKET VALUE 22,561 SOH/AGL Deduction 0 ASSESSED VALUE 22,561 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 22,561 TOTAL JUST VALUE 257,111 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 490											
																				CORRECT LAND LINE DESCRIPTIONS COC R220131 REINSTATE AG COA PER CUST PH CALL JAMES ALLEN COA CHANGE RQST - SEE SCANS											
																				PERMIT NUM DESCRIPTION AMT ISSUED 20128 N/A 0 09/27/1995											
																				SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U / I / CD PRICE 0900/0055 1/21/2013 CR U V 11 100 GRANTOR: ALLEN JANICE W LIVING GRANTEE: MCKIBBEN INVESTMENT 0897/0092 12/17/2012 WD U V 11 100 GRANTOR: ALLEN JAMES LIVING TR GRANTEE: MCKIBBEN INVESTMENT											
TOTALS EXTRA FEATURES COASTAL HWY, CRAWFORDVILLE										BLD DATE XF DATE 07/19/2022 FRAK INC DATE		LGL DATE LAND DATE 10/09/2017 RTSR AG DATE																			
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	0940	OPEN SHED	0 0	12 12	144.00	SF	4.00	4.00	100	2018	2018	3	80	461																	
															TOTAL OB/XF 461																
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	005500	A	TIMBER 2 PLA	0			0.00	0.00	50.41	AC		1.00	1.00	1.00	200.00	200.00	10,082														
2	005980	A	TIMBER MIX N	0					52.25	AC		1.00	1.00	1.00	230.00	230.00	12,018														
REVIEW DATE 07/19/2022 BY FRAK Total Acres: 102.66 Total Land Value: 22,100 Market: 256,650 Agricultural: 22,100 Common: 0 PRINTED 05/06/2026 BY SYS																															