WAKULLA RIVER ESTATES UNIT 1
BLOCK C LOTS 29,30,31 & 32
OR 102 P 499 OR 35 P 981

CIBOROWSKI CHRISTOPHER THOMAS/HUMFLEET JORDAN ALLE
1526 LIONHART LANE
WEST LAFAYETTE, IN 47906

2024

00-00-016-006-06425-019

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	1	MKT AREA	12
NEIGHBORHOOD/LOC	6.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

OWL LN, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/15/2020 JB
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	27,000
SOH/AGL Deduction	9,400
ASSESSED VALUE	17,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,600
TOTAL JUST VALUE	27,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	16,000

2024 TRIM RETURNED - NOT DELIVERABLE AS ADDRESSED

5 YR PRCL CK NC FR

VALUE CHG. DUE TO SALES IN AREA

5 YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1245/0474	12/28/2021	WD	Q	V	01	20,000
GRANTOR: KENNETH KRISTEN & JOR						
GRANTEE: CIBOROWSKI CHRISTOP						
1215/0378	6/18/2021	WD	Q	V	01	20,000
GRANTOR: KENNETH MYRON KIRTON						
GRANTEE: HUMFLEET KRISTEN &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0			0.00	0.00	4.00	LT		1.00	1.00	1.00	6,750.00	6,750.00	27,000							

REVIEW DATE 11/29/2022 BY FRLA Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 04/22/2026 BY SYS