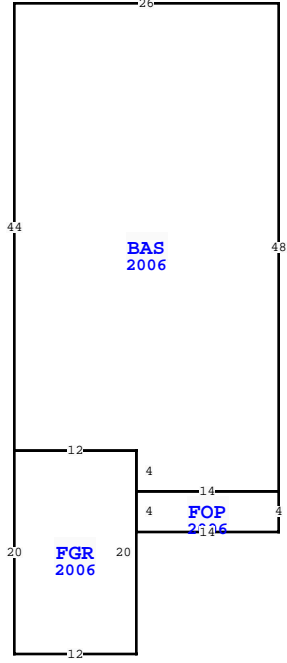


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	80
Exterior Wall	19	COMMON BRK	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	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	08	FAIR	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	10
NEIGHBORHOOD/LOC	11.00	1.20/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	2006
FGR	240	50	2006
FOP	56	30	2006
TOTALS	1,496		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2022									Heated Area: 1200	HX Base Yr 2022



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			139,013
TOTAL MARKET OB/XF VALUE			1,318
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			155,331
SOH/AGL Deduction			25,674
ASSESSED VALUE			129,657
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			79,657
TOTAL JUST VALUE			155,331
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,435
21 PORT TO LEON - CULBERTSON			
2022 QNR RTND TO BE REVIEW BY ROBBIE			
5 YR PRCL CHK N/C			
5 YR PRCL CH, PU FNDN & FRME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051192	SFD/CO	0	08/08/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1204/0534	4/21/2021	WD Q	Q	I	01	160,000
GRANTOR: CULBERTSON KATHY						
GRANTEE: COLVIN JOSHUA & NAD						
0645/0421	3/08/2006	WD Q	Q	I		141,200
GRANTOR: GIBBS MILLER CONSTRUC						
GRANTEE: CULBERTSON KATHY						

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	31	9			279.00	100	2006	2006	3	27	452	
2	0211	CONCRETE W	0	100	19	3			57.00	100	2006	2006	3	27	92	
3	0080	4' CHAINLI	0	100	0	0			204.00	100	2006	2006	3	27	716	
4	0625	PORT WD UT	0	100	6	6			36.00	100	2006	2006	3	27	58	

BLD DATE	03/07/2019	RTPP	LGL DATE	
XF DATE	03/07/2019	RTPP	LAND DATE	02/09/2018
INC DATE			AG DATE	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2006] W26 S44 FGR=[YR=2006] S20 E12 N20 W12\$ E12 S4 FOP=[YR=2006] S4 E14 N4 W14\$ E14 N48\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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			60.00	120.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							