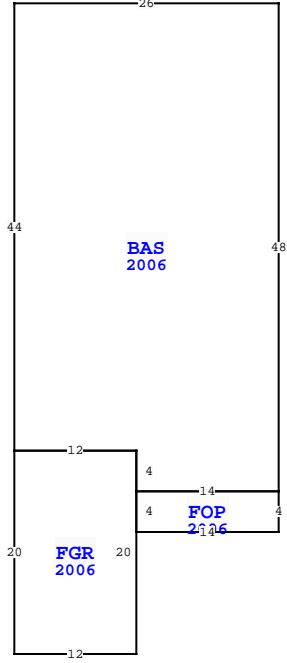




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 80				
19	COMMON BRK 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
08	FAIR				
0100	SINGLE FAMILY				
4	MKT AREA		10		
11.00	1.20/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2006	1,200	124,769
FGR	240	50	2006	120	12,477
FOP	56	30	2006	17	1,768
TOTALS	1,496			1,337	139,013

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,337	109.8900	125.27	167,486	2006	2006	0	0	17.00	83.00		
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		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	

BUILDING NOTES			
BLD DATE 03/07/2019 RTTP LGL DATE 02/09/2018 JBHC			
XF DATE 03/07/2019 RTTP LAND DATE			
INC DATE AG DATE			

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							