

PINEY GROVE LOT 4
 OR 993 P 350 OR 1031 P 570
 OR 1063 P 332

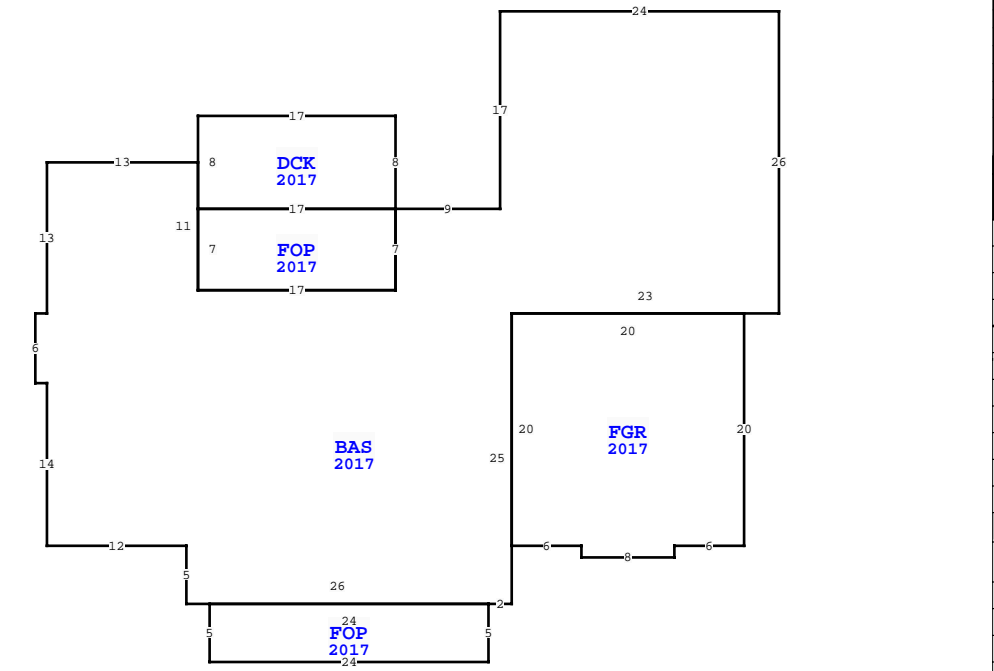
KULBICK GREGORY ALLEN/KULBICK KRISTEN
 1674 WAKULLA ARRAN RD
 CRAWFORDVILLE, FL 32327

2024

00-00-039-385-09767-A04


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	90	
Exterior Wall	21	STONE	10		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	70		
Interior Floo	14	CARPET	30		
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	1	MKT AREA	10		
NEIGHBORHOOD/LOC	139.00	1.15/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	2017	1,854	222,951
DCK	136	10	2017	14	1,684
FGR	408	50	2017	204	24,532
FOP	119	30	2017	36	4,329
FOP	120	30	2017	36	4,329
TOTALS	2,637			2,144	257,825

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%	- 2023								
Heated Area: 1854			HX Base Yr 2023								



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			257,825
TOTAL MARKET OB/XF VALUE			12,066
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			344,891
SOH/AGL Deduction			22,445
ASSESSED VALUE			322,446
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			272,446
TOTAL JUST VALUE			344,891
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			313,054
FR 5 YR CK, PU XFOBS			
5 YR PRCL CH, PU NEW SFD, PU XFOB LN 1-5			
TO CREATE LOT FOR NEW SUB PINEY GROVE			
5.00 AC S/O FROM PRNT PRCL 09767-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000671	SFD-CO	0	06/05/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1063/0332	2/15/2018	WD Q	Q	I	01	274,900
GRANTOR: FOUNDATION HOMES OF N						
GRANTEE: KULBICK GREGORY & K						
1031/0570	4/11/2017	WD Q	Q	V	01	41,500
GRANTOR: SMITH WILLIAM I & PRI						
GRANTEE: FOUNDATION HOMES OF						

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	0140	FIRE PLACE	0	100	0	0		1.00	UT 2,185.00	100	2017	2017	3	88	1,923	
2	0210	CONCRETE D	0	100	60	12		720.00	SF 6.90	100	2017	2017	3	76	3,776	
3	0210	CONCRETE D	0	100	0	0		347.00	SF 6.90	100	2017	2017	3	76	1,820	
4	0210	CONCRETE D	0	100	25	12		300.00	SF 6.90	100	2017	2017	3	76	1,573	
5	0211	CONCRETE W	0	100	49	4		196.00	SF 6.90	100	2017	2017	3	76	1,028	
6	0955	PRIVACY FE	0	100	0	0		48.00	LF 17.25	100	2018	2018	3	95	787	
7	0700	PORT BLDG	0	100	10	14		140.00	SF 9.20	100	2018	2018	3	90	1,159	

TOTAL OB/XF												12,066												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	75,000.00	75,000.00	75,000							

REVIEW DATE 05/31/2022 BY FRLA																									
Total Acres: 5.00												Total Land Value: 75,000				Market: 0		Agricultural: 0		Common: 75,000		PRINTED 04/22/2026 BY SYS			