

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	

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

LAND DESCRIPTION		TOTAL OB/XF 12,066																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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				0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		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	
INCOME VALUE				0	
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						

BLD DATE		12/13/2017	MMSR	LGL DATE	12/13/2017	MMSR
XF DATE	12/13/2017	MMSR	LAND DATE	12/13/2017	MMSR	
INC DATE			AG DATE			

BUILDING NOTES	
BAS=[YR=2017] W24 S17 W9 S7 W17 FOP=[YR=2017] E17 N7 W17	
DCK=[YR=2017] E17 N8 W17 S8\$ S7\$ N11 W13 S13 W1 S6 E1 S14 E12	
S5 E26 FOP=[YR=2017] W24 S5 E24 N5\$ E2 N25 FGR=[YR=2017]	
S20 E6 S1 E8 N1 E6 N20 W20\$ E23 N26\$.	

BUILDING DIMENSIONS	
BAS=[YR=2017] W24 S17 W9 S7 W17 FOP=[YR=2017] E17 N7 W17	
DCK=[YR=2017] E17 N8 W17 S8\$ S7\$ N11 W13 S13 W1 S6 E1 S14 E12	
S5 E26 FOP=[YR=2017] W24 S5 E24 N5\$ E2 N25 FGR=[YR=2017]	
S20 E6 S1 E8 N1 E6 N20 W20\$ E23 N26\$.	