

OYSTER BAY ESTATES UNIT 1  
 BLOCK A LOTS 3 & 18  
 OR 95 P 746 & OR 102 P 437

160 OCEAN VIEW, LLC/GRIFFIN MARIANNE  
 2859 PACES FERRY RD SE #1140  
 ATLANTA, GA 30339

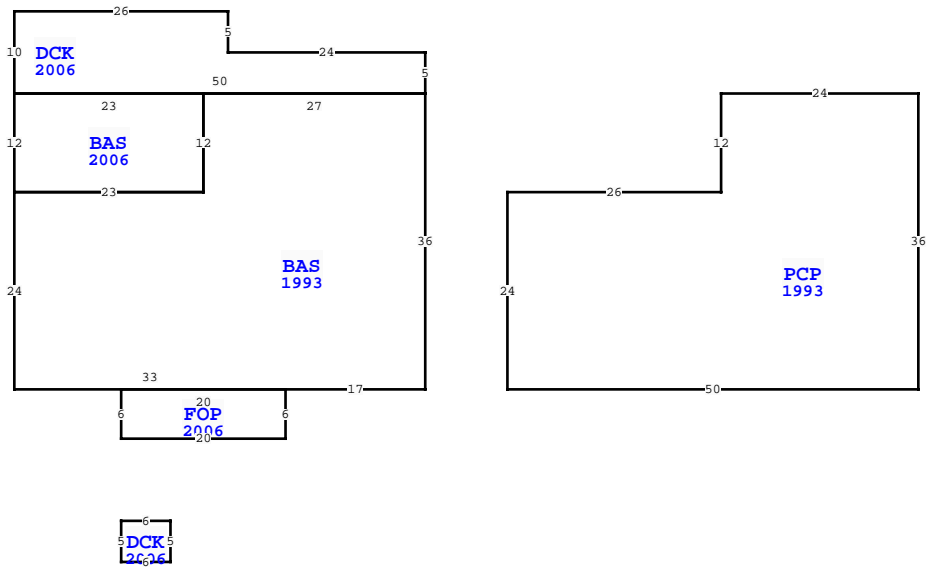
2024

00-00-121-055-12162-000



ELEMENT		CD		CONSTRUCTION	
Foundation	04	PILE	WOOD	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	08	CLAY	TILE	100	
Interior Wall	05	DRYWALL	80		
Interior Wall	06	CUST	PANEL	20	
Interior Floo	10	LAMINATED	100		
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms		4	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	4	MKT AREA	06		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100	1993	1,524	147,884
BAS	276	100	2006	276	26,782
DCK	30	10	2006	3	291
DCK	380	10	2006	38	3,688
FOP	120	30	2006	36	3,493
PCP	1,488	10	1993	149	14,458
TOTALS	3,818			2,026	196,597

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 0		258,680	1981	1999	0	0	24.00	76.00
Heated Area: 1800 HX Base Yr											



WAKULLA COUNTY PROPERTY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	196,597			
TOTAL MARKET OB/XF VALUE	8,167			
TOTAL LAND VALUE - MARKET	120,000			
TOTAL MARKET VALUE	324,764			
SOH/AGL Deduction	0			
ASSESSED VALUE	324,764			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	324,764			
TOTAL JUST VALUE	324,764			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	327,850			
XFOB LN 2, DEL XFOB LN 9-11				
5 YR PRCL CH, CORR TRAV, PU XFOB LN 8, CORR				
5 YR PRCL CH, PU XFOB LN 10				
XFOB LN 5, PU XFOB LN 7-9, DEL XFOB LN 10-11				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
15000630	SEAWALL	0	07/23/2015	
15000497	PLUMB	0	06/02/2015	
20061936	REROOF	0	12/05/2006	
20061551	ENCL DECK,DECK	0	09/25/2006	
20061515	DEMO DECK	0	09/18/2006	
027586	REROOF	0	03/19/2001	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1058/0323	12/19/2017	WD Q	I 01	329,000
GRANTOR: GRIFFIN RICHARD & MAR				
GRANTEE: 160 OCEAN VIEW, LLC				
0498/0566	8/07/2003	WD U	I	350,000
GRANTOR: BRETT				
GRANTEE: GRIFFIN RICHARD & M				
BUILDING NOTES				
BUILDING DIMENSIONS				
DCK=[YR=2006] W24 N5 W26 S10 E50 BAS=[YR=1993] W27 S12 W23 BAS=[YR=2006] E23 N12 W23 S12\$ S24 E33 FOP=[YR=2006] W20 S6 PTR=S10 DCK=[YR=2006] S5 E6 N5 W6\$ N10\$ E20 N6\$ E17 PTR=E10 PCP=[YR=1993] E50 N36 W24 S12 W26 S24\$ W10\$ N36\$ N5\$.				

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	0	24	11	SF	6.00	6.00	100	1986	1986	3	20	317	
2	0371	FLOATING D	0	0	12	8	SF	20.00	20.00	100	2000	2000	3	20	384	
3	0371	FLOATING D	0	0	20	10	SF	20.00	20.00	100	2007	2007	3	30	1,200	
4	0620	WOOD UTL B	0	0	6	6	SF	6.00	6.00	100	2007	2007	3	30	65	
5	0211	CONCRETE W	0	0	42	3	SF	6.00	6.00	100	2012	2012	3	52	393	
6	0210	CONCRETE D	0	0	48	8	SF	6.00	6.00	100	2012	2012	3	52	1,198	
7	0840	SEAWALL RI	0	0	0	0	LF	38.00	38.00	100	2015	2015	3	67	4,074	
8	0375	WOOD WALK	0	0	14	3	SF	15.00	15.00	100	2019	2019	3	85	536	
TOTALS												8,167				

LAND DESCRIPTION																								
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	000121	C	SFR BAY	0			81.00	129.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							