

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0% - 0		127.68	258,680	1981	1999	0	0	24.00	76.00

Heated Area: 1800 HX Base Yr

WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
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	

QUALITY	CD	CONSTRUCTION
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

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 / U	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

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	264.00	SF	6.00	6.00	100	1986	1986	3	20	317	
2	0371	FLOATING D	0	0	12	8	96.00	SF	20.00	20.00	100	2000	2000	3	20	384	
3	0371	FLOATING D	0	0	20	10	200.00	SF	20.00	20.00	100	2007	2007	3	30	1,200	
4	0620	WOOD UTL B	0	0	6	6	36.00	SF	6.00	6.00	100	2007	2007	3	30	65	
5	0211	CONCRETE W	0	0	42	3	126.00	SF	6.00	6.00	100	2012	2012	3	52	393	
6	0210	CONCRETE D	0	0	48	8	384.00	SF	6.00	6.00	100	2012	2012	3	52	1,198	
7	0840	SEAWALL RI	0	0	0	0	160.00	LF	38.00	38.00	100	2015	2015	3	67	4,074	
8	0375	WOOD WALK	0	0	14	3	42.00	SF	15.00	15.00	100	2019	2019	3	85	536	

EXTRA FEATURES		TOTAL OB/XF	
160 OCEAN VIEW DR, CRAWFORDVILLE		8,167	

BLD DATE	05/15/2019	MMSR	LGL DATE	05/15/2019	MMSR
XF DATE	05/15/2019	MMSR	LAND DATE		
INC DATE			AG DATE		

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\$.	

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	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							