OYSTER BAY ESTATES UNIT 1
BLOCK A LOTS 7 & 14
OR 46 P 392 & OR 88 P 695

HENDERSON DAVID S/HENDERSON CYNTHIA
1855 SMITH CREEK RD
SOPCHOPPY, FL 32358-6107

2024

00-00-121-055-12166-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

OCEAN VIEW DR, CRAWFORDVILLE

BLD DATE	08/08/2019 MMSR	LGL DATE	08/08/2019 MMSR
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,597
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	130,597
SOH/AGL Deduction	12,940
ASSESSED VALUE	117,657
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,657
TOTAL JUST VALUE	130,597
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,503

5 YR PRCL CH, PU XFOB LN 2-4, DEL XFOB LN 5-6

COA PER USPS

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014536	BOAT LIFT	0	06/27/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0884/0011	6/29/2012	WD	Q	V	01	80,000
GRANTOR: CASTELL ELEANORA & MA						
GRANTEE: HENSERSON DAVID & C						
0727/0186	9/12/2007	PR	Q	V	01	100
GRANTOR: GAITHER FRANK & MATTH						
GRANTEE: CASTEEL ELEANORA &						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0840	SEAWALL RI	0	0	0	0	150.00	LF	38.00	38.00	100	2012	2012	3	52	2,964	
2	0335	ALUMINUM W	0	0	16	5	80.00	SF	17.00	17.00	100	2019	2019	3	85	1,156	
3	0007	ELECTRIC L	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2019	2019	3	85	6,375	
4	0211	CONCRETE W	0	0	5	4	20.00	SF	6.00	6.00	100	2019	2019	3	85	102	

LAND DESCRIPTION

TOTAL OB/XF 10,597

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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			70.00	125.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 08/08/2019 BY MMSR Total Acres: 0.20 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 06/10/2026 BY SYS