OYSTER BAY ESTATES UNIT 1
BLOCK B LOT 3
OR 60 P 758 & OR 77 P 796

CRISTOFARI MARCO
111 YVONNE CT
HAVANA, FL 32333

2024

00-00-121-055-12177-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 80
Interior Floo	11	CLAY TILE 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
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	1,166	100	2006	1,166	130,186
DCK	1,166	10	2006	117	13,063
FOP	600	30	2006	180	20,098
PCP	1,166	10	2006	117	13,063
TOTALS	4,098			1,580	176,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,580	141.6000	134.52	212,542	2006	2006	0	0	0	17.00	83.00

1 SINGLE FAM 0% - 0 Heated Area: 1166 HX Base Yr

70 GULF BREEZE DR, CRAWFORDVILLE

BLD DATE	06/11/2018	MMTP	LGL DATE		
XF DATE	06/11/2018	MMTP	LAND DATE	06/11/2018	MMTP
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	176,410
TOTAL MARKET OB/XF VALUE	27,193
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	283,603
SOH/AGL Deduction	0
ASSESSED VALUE	283,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,603
TOTAL JUST VALUE	283,603
NCON VALUE	5,414
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,464

MM PRMT CK, PU XFOB 7/6/23

MM 5YR CK, CH FLOR TO 07 & 11, DEMO XFOBS, PU XFOB

COA PER USPS FORM 3547

REMOVED HX- SEE ABOVE NOTES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000454	RE-ROOF/SHINGLES-		06/24/2024
23000062	FLOATING DOCK-CC	0	03/20/2023
20052063	SFD - CO 9/18/6	0	09/18/2006
2006919	ELEVATOR	0	05/31/2006
19998	N/A	0	08/21/1995
019875	N/A	0	07/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/0282	12/16/2021	CT	Q	I	01	270,000
GRANTOR: CASECADE FUNDING MORT						
GRANTEE: CRISTOFARI MARCO						
0256/0477	6/21/1995	PD	Q	V		29,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] 1166$ DCK=[YR=2006] 1166$ FOP=[YR=2006] 600$ PCP=[YR=2006] 1166$.

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
3	0820	SEAWALL,WO	0	0	0	0	80.00	LF	34.00	34.00	100	1995	1995	3	20	544	
4	0211	CONCRETE W	0	0	5	4	20.00	SF	6.00	6.00	100	2006	2006	3	27	32	
5	0211	CONCRETE W	0	0	4	33	132.00	SF	6.00	6.00	100	1995	1995	3	20	158	
6	0211	CONCRETE W	0	0	36	4	144.00	SF	6.00	6.00	100	2006	2006	3	27	233	
8	0210	CONCRETE D	0	0	53	13	689.00	SF	6.00	6.00	100	2006	2006	3	27	1,116	
9	0060	DECK WOOD	0	0	0	0	140.00	SF	5.00	5.00	100	2006	2006	3	30	210	
10	0005	ELEVATOR	0	0	0	0	1.00	UT	29,000.00	29,000.00	100	2006	2006	3	66	19,140	
11	0250	ASPHALT AV	0	0	20	12	240.00	SF	2.00	2.00	100	2016	2016	3	72	346	
13	0211	CONCRETE W	0	0	25	4	100.00	SF	6.00	6.00	100	2024	2020	AV	89	534	
14	0371	FLOATING D	0	0	22	8	176.00	SF	20.00	20.00	100	2024	2023	AV	100	3,520	

LAND DESCRIPTION

TOTAL OB/XF 25,833

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	000131	C	SFR CANAL	0			80.00	100.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/06/2023 BY MMAW Total Acres: 0.18 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 04/01/2026 BY SYS

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ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	06
NEIGHBORHOOD/LOC	000	1.00/	

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TOTALS					

MARKET ADJUSTMENTS

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

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WAKULLA COUNTY PROPERTY

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,464

-09819-003

APPLICATION TO TRNSFR HX TO

CONTACT MS. BOIEU FKA ZARATE TO SUBMIT AN

QUESTIONNAIRE TO MOVE HX TO 09819-003 WILL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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0256/0477	6/21/1995	PD	Q	V		29,000
GRANTOR:						
GRANTEE:						

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
15	0335	ALUMINUM W	0	0	20	4	80.00	SF	17.00	17.00	100	2024	2023		100	1,360	

LAND DESCRIPTION

TOTAL OB/XF 1,360

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

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