

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



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
05	PILE CONCR 100		
02	WOOD FRAME 100		
05	HARDIE BRD 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
07	VYL PLANK 80		
11	CLAY TILE 20		
04	AIR DUCTED 100		
03	CENTRAL 100		
	2 100		
	0 100		
1.	1. 100		
	0 100		
03	AVERAGE		
0100	SINGLE FAMILY		
4	MKT AREA	06	
000	1.00/		
BAS	1,166	100	2006
DCK	1,166	10	2006
FOP	600	30	2006
PCP	1,166	10	2006
TOTALS	4,098		

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	17.00	83.00
1 SINGLE FAM 0% - 0 Heated Area: 1166 HX Base Yr											
BLD DATE	06/11/2018	MMTP	LGL DATE	06/11/2018	MMTP	AG DATE	06/11/2018	MMTP			
XF DATE	06/11/2018	MMTP	LAND DATE	06/11/2018	MMTP	AG DATE	06/11/2018	MMTP			
INC DATE											

WAKULLA COUNTY PROPERTY					
VALUATION SUMMARY			PAGE 1 of 2		
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 / V / I / CD	RSN	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											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
3	0820	SEAWALL,WO	0	0	0	0	80.00	LF	34.00	34.00	100
4	0211	CONCRETE W	0	0	5	4	20.00	SF	6.00	6.00	100
5	0211	CONCRETE W	0	0	4	33	132.00	SF	6.00	6.00	100
6	0211	CONCRETE W	0	0	36	4	144.00	SF	6.00	6.00	100
8	0210	CONCRETE D	0	0	53	13	689.00	SF	6.00	6.00	100
9	0060	DECK WOOD	0	0	0	0	140.00	SF	5.00	5.00	100
10	0005	ELEVATOR	0	0	0	0	1.00	UT	29,000.00	29,000.00	100
11	0250	ASPHALT AV	0	0	20	12	240.00	SF	2.00	2.00	100
13	0211	CONCRETE W	0	0	25	4	100.00	SF	6.00	6.00	100
14	0371	FLOATING D	0	0	22	8	176.00	SF	20.00	20.00	100

TOTAL OB/XF											
25,833											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	SFR CANAL	0			80.00	100.00	1.00	LT	

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
80,000.00	80,000.00	80,000							

