

OYSTER BAY ESTATES UNIT 1
 BLOCK B LOT 8 OR 32 P 728
 OR 399 P 151 OR 961 P 654 DC

KIPER TED B/KIPER EVELYN L
 94 GULF BREEZE DR
 CRAWFORDVILLE, FL 32327

2024

00-00-121-055-12182-000

| BUILDING CHARACTERISTICS | | |
|--------------------------|-----|----------------|
| 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 | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 09 | PINE WOOD 30 |
| Heating Type | 04 | AIR DUCTED 100 |
| Air Condition | 03 | CENTRAL 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Story Height | | 0 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 1,620 | 114.8350 | 109.09 | 176,726 | 1984 | 1990 | 0 | 0 | 33.00 | 67.00 |

1 SINGLE FAM 100% - 2006 Heated Area: 1248 HX Base Yr 2006

| WAKULLA COUNTY PROPERTY | | | |
|---------------------------|-----------------|-------------|--|
| VALUATION SUMMARY | | PAGE 1 of 1 | |
| VALUATION BY | STANDARD | | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | 118,406 | | |
| TOTAL MARKET OB/XF VALUE | 4,968 | | |
| TOTAL LAND VALUE - MARKET | 80,000 | | |
| TOTAL MARKET VALUE | 203,374 | | |
| SOH/AGL Deduction | 44,810 | | |
| ASSESSED VALUE | 158,564 | | |
| TOTAL EXEMPTION VALUE | HX HB WR 55,000 | | |
| BASE TAXABLE VALUE | 103,564 | | |
| TOTAL JUST VALUE | 203,374 | | |
| NCON VALUE | 41,543 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 141,717 | | |

| QUALITY | CD | DESCRIPTION | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| 02 | | BELOW 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 | 640 | 100 | 1993 | 640 | 46,778 |
| DCK | 30 | 10 | 2024 | 3 | 219 |
| FUS | 608 | 100 | 2024 | 608 | 44,439 |
| PCP | 1,248 | 10 | 1993 | 125 | 9,136 |
| PST | 192 | 15 | 2002 | 29 | 2,120 |
| UOP | 120 | 20 | 1993 | 24 | 1,754 |
| UOP | 516 | 20 | 1993 | 103 | 7,528 |
| UOP | 156 | 20 | 2002 | 31 | 2,266 |
| UOP | 176 | 20 | 2002 | 35 | 2,558 |
| UST | 48 | 45 | 2013 | 22 | 1,608 |
| TOTALS | 3,734 | | | 1,620 | 118,406 |

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

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 20001174 | REPAIRS | 0 | 12/10/2020 |
| 20000611 | REPAIRS | 0 | 07/02/2020 |
| B19-001510 | DOCK | 0 | 12/04/2019 |
| 18001139 | REPAIRS | 0 | 12/06/2018 |
| 20051057 | REPAIR DOCK | 0 | 12/12/2005 |
| 31438 | REROOF SFR | 0 | 03/02/2004 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1376/0286 | 9/03/2024 | QC | U | I | 11 | 100 |

GRANTOR: KIPER TED B
 GRANTEE: KIPER TED B
 1278/0685 8/16/2022 QC U I 30 100
 GRANTOR: KIPER TED B
 GRANTEE: KIPER TED B & WATT

| 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 | |
| 2 | 0130 | FIRE PLACE | 0 | 100 | 0 | 0 | | 1.00 | UT | 1,300.00 | 1,300.00 | 100 | 1984 | 1984 | 3 | 30 | 390 |
| 3 | 0371 | FLOATING D | 0 | 100 | 60 | 6 | | 360.00 | SF | 20.00 | 20.00 | 100 | 2005 | 2005 | 3 | 24 | 1,728 |
| 4 | 0371 | FLOATING D | 0 | 100 | 12 | 4 | | 80.00 | SF | 20.00 | 20.00 | 100 | 2005 | 2005 | 3 | 24 | 384 |
| 5 | 0840 | SEAWALL RI | 0 | 100 | 0 | 0 | | 95.00 | LF | 38.00 | 38.00 | 100 | 1980 | 1980 | 3 | 20 | 722 |
| 6 | 0060 | DECK WOOD | 0 | 100 | 0 | 0 | | 72.00 | SF | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 20 | 72 |
| 7 | 0375 | WOOD WALK | 0 | 100 | 20 | 4 | | 80.00 | SF | 15.00 | 15.00 | 100 | 2018 | 2018 | 3 | 80 | 960 |
| 15 | 0371 | FLOATING D | 0 | 100 | 10 | 4 | | 40.00 | SF | 20.00 | 20.00 | 100 | 2024 | 2020 | AV | 89 | 712 |

| BUILDING NOTES | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS | | | | | | | | | | | |
| PCP=[YR=1993;ORIG=10,46] E36 N40 W28 S24 W8 S16 \$ | | | | | | | | | | | |
| BAS=[YR=1993;ORIG=-8,6] W20 S32 E20 N32 \$ | | | | | | | | | | | |
| UOP=[YR=1993;ORIG=0,22] W4 S7 W4 S9 W20 N16 W8 S24 E36 N24 \$ | | | | | | | | | | | |
| PST=[YR=2002;ORIG=10,30] E8 N24 W8 S24 \$ | | | | | | | | | | | |
| UOP=[YR=2002;ORIG=-36,22] E8 N22 W8 S22 \$ | | | | | | | | | | | |
| UOP=[YR=2002;ORIG=0,0] W8 S17 E4 S5 E4 N22 \$ | | | | | | | | | | | |
| UOP=[YR=1993;ORIG=-28,0] S6 E20 N6 W20 \$ | | | | | | | | | | | |
| UST=[YR=2013;ORIG=-8,29] E4 N12 W4 S12 \$ | | | | | | | | | | | |
| PTR=[ORIG=0,46] E10 W10 \$ | | | | | | | | | | | |
| FUS=[YR=2024;ORIG=-70,0] E16 S38 W16 N38 \$ | | | | | | | | | | | |
| DCK=[YR=2024;ORIG=-67,38] E10 S3 W10 N3 \$ | | | | | | | | | | | |

| 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 | 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 | 100 | | | 75.00 | 100.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |