

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		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	06/11/2018	MMTP
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

TOTAL OB/XF												4,968			
-------------	--	--	--	--	--	--	--	--	--	--	--	-------	--	--	--

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	DPH 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							