

OYSTER BAY ESTATES UNIT 1
 BLOCK C LOT 9
 OR 242 P 304 OR 87 P 101

KOLCHAKIAN MAURY/KOLCHAKIAN DIANA
 82 OYSTER BAY DR
 CRAWFORDVILLE, FL 32327

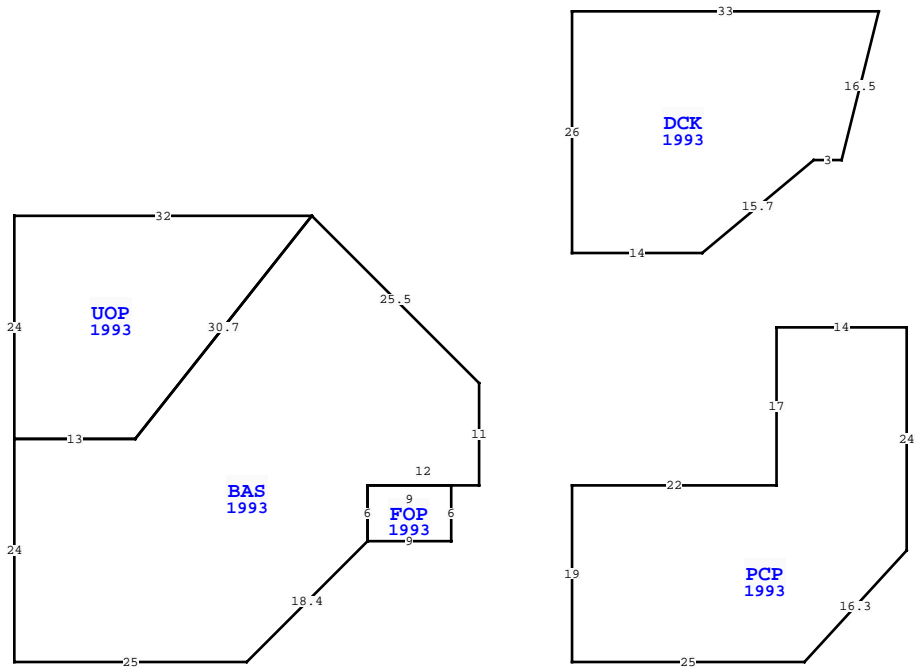
2024

00-00-121-055-12197-002



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
04	PILE WOOD 100				
02	WOOD FRAME 100				
08	WD ON PLY 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
03	PLASTER 50				
06	CUST PANEL 50				
12	HARDWOOD 90				
15	HARDTILE 10				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	2	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA		06		
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100	1993	1,386	86,760
DCK	696	10	1993	70	4,382
FOP	54	30	1993	16	1,002
PCP	856	10	1993	86	5,384
UOP	540	20	1993	108	6,761
TOTALS	3,532			1,666	104,287

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2007		204,485	1974	1974	0	0	49.00	51.00
Heated Area: 1386											
HX Base Yr 2007											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			104,287
TOTAL MARKET OB/XF VALUE			5,097
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			269,384
SOH/AGL Deduction			126,141
ASSESSED VALUE			143,243
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			93,243
TOTAL JUST VALUE			269,384
NCON VALUE			302
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			226,140
MM 5YR CK CHG INT WALL, PU XFOB 6/16/2023			
5 YR PRCL CHK PU XFOB LN6			
XFOB LN 5, DEL XFOB LN 6			
INT, PU CORR TRAV, CHG CODE XFOB LN 2, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071318	REROOF (METAL)	0	09/28/2007
021980	N/A	0	03/11/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0448/0776	7/08/2002	WD Q	Q	I		251,000
GRANTOR: DYER DAVID M & TRELLI						
GRANTEE: KOLCHAKIAN MAURY &						
0396/0510	12/18/2000	WD Q	Q	I		203,000
GRANTOR: JAWORSKI STANLEY F TR						
GRANTEE: DYER DAVID M & TREL						

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
1	0350	BOATDOCK A	0	100	12	4	SF	24.00	24.00	100	1983	1983	3	20	230	
2	0371	FLOATING D	0	100	20	10	SF	20.00	20.00	100	1983	1983	3	20	800	
3	0820	SEAWALL, WO	0	100	0	0	LF	34.00	34.00	100	1983	1983	3	20	1,292	
4	0006	ELECTRIC L	0	100	0	0	UT	8,500.00	8,500.00	100	2004	2004	3	23	1,955	
5	0605	PORT VINYL	0	100	8	7	SF	0.00	0.00	100	2012	2012	3	52	0	
6	0375	WOOD WALK	0	100	12	4	SF	15.00	15.00	100	2016	2016	3	72	518	
9	0210	CONCRETE D	0	100	28	9	SF	6.00	6.00	100	2024	1990	AV	20	302	
TOTALS															5,097	

LAND DESCRIPTION																								
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			114.00	125.00	1.00	LT		1.00	1.00	2.00	80,000.00	160,000.00	160,000							