OYSTER BAY ESTATES UNIT 2
BLOCK D LOTS 9 & 9 D
OR 85 P 412 OR 88 P 108

KIDD DARREN
110 OCEAN VIEW DR
CRAWFORDVILLE, FL 32327

2024

00-00-121-117-12199-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	11	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
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

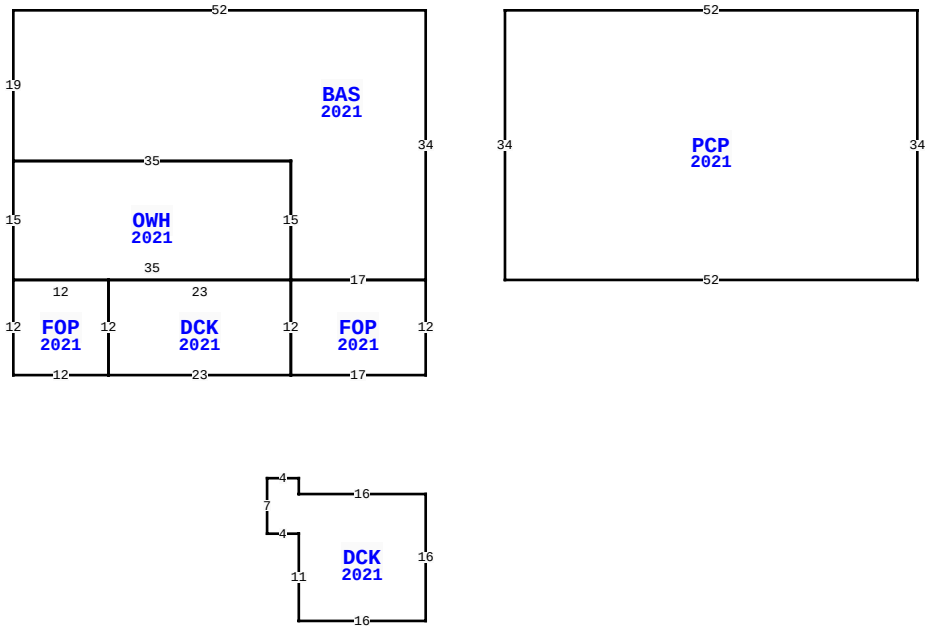
MAP NUM: 4 MKT AREA: 06
NEIGHBORHOOD/LOC: 117.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,243	100	2021	1,243	155,069
DCK	276	10	2021	28	3,493
DCK	284	10	2021	28	3,493
FOP	144	30	2021	43	5,365
FOP	204	30	2021	61	7,610
OWH	525	100	2021	525	65,496
PCP	1,768	10	2021	177	22,081
TOTALS	4,444			2,105	262,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,105	134.0000	127.30	267,966	2021	2021	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 0 Heated Area: 1768 HX Base Yr



110 OCEAN VIEW DR, CRAWFORDVILLE

BLD DATE	11/23/2021 MMMM	LGL DATE	11/23/2021 MMMM
XF DATE	11/23/2021 MMMM	LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	262,607
TOTAL MARKET OB/XF VALUE	27,372
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	409,979
SOH/AGL Deduction	0
ASSESSED VALUE	409,979
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	409,979
TOTAL JUST VALUE	409,979
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	409,855

NO STORM DAMAGE, CHG TRAV, A/C,HTTP, LEN ,SF XFOB
COA PER NCOA REPORT
QC FW
PU NEW SFD; XFOB'S LN 4-6 C/O 11-12-21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00000	ENCLOSE EXISTING		03/19/2024
20001066	SFD-CO	0	01/29/2021
18000543	DOCK	0	06/12/2018
20141014	DOCKS/SEAWALL	0	12/29/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1061/0401	1/24/2018	WD	Q	V	01	114,900
GRANTOR: COHRAN REUBEN & ARWEN						
GRANTEE: KIDD DARREN						
0940/0258	4/24/2014	WD	Q	V	01	80,000
GRANTOR: SHRIVER DEANNA, MEIER						
GRANTEE: COCHRAN REUBEN & AR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W52 S19 E35 S15 OWH=[YR=2021] N15 W35 S15 E35$ DCK=[YR=2021] W23 S12 FOP=[YR=2021] N12 W12 S12 E12$ E23 N12$ FOP=[YR=2021] S12 E17 PTR=S15 DCK=[YR=2021] W16 N2 W4 S7 E4 S11 E16 N16$ N15$ N12 W17$ E17 PTR = E10 PCP=[YR=2021] E52 N34 W52 S34$ W10$ N34$.

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
1	0840	SEAWALL RI	0	0	0	0	160.00	LF	38.00	38.00	100	2014	2014	3	62	3,770	
2	0007	ELECTRIC L	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2018	2018	3	80	6,000	
3	0375	WOOD WALK	0	0	41	5	205.00	SF	15.00	15.00	100	2018	2018	3	80	2,460	
4	0210	CONCRETE D	0	0	57	45	2,565.00	SF	6.00	6.00	100	2021	2021	3	93	14,313	
5	0060	DECK WOOD	0	0	8	4	32.00	SF	5.00	5.00	100	2021	2021	3	98	157	
6	0131	FIRE PLACE	0	0	0	0	1.00	UT	700.00	700.00	100	2021	2021	3	96	672	

LAND DESCRIPTION

TOTAL OB/XF 27,372

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	000121	C	SFR BAY	0			79.00	112.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 10/01/2024 BY LW Total Acres: 0.20 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 06/10/2026 BY SYS