

OYSTER BAY ESTATES UNIT 2  
BLK E THE EAST 1/2 OF LOT 2 &  
ALL OF LOT 3

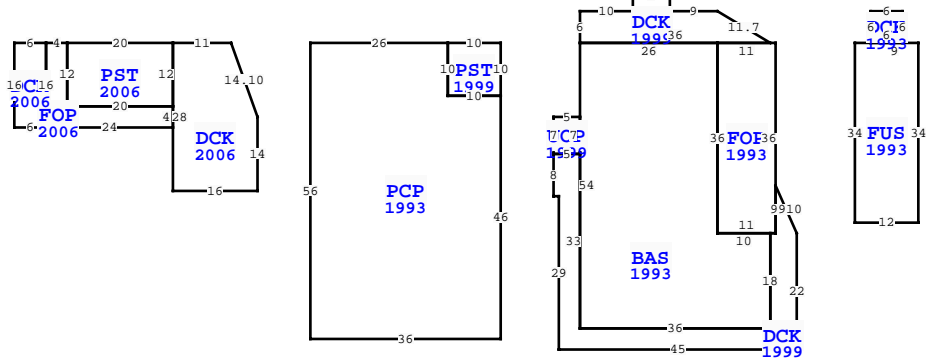
MESSERSMITH FRANK S/MESSERSMITH QUINCEE  
18 GULF BREEZE DRIVE  
CRAWFORDVILLE, FL 32327

2024

00-00-121-117-12199-012

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	14	WD SHINGLE 70
Exterior Wall	30	VINYL 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	4	MKT AREA 01

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%	- 0									Heated Area: 1992 HX Base Yr	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		299,302	
TOTAL MARKET OB/XF VALUE		21,947	
TOTAL LAND VALUE - MARKET		156,000	
TOTAL MARKET VALUE		477,249	
SOH/AGL Deduction		275,375	
ASSESSED VALUE		201,874	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		151,874	
TOTAL JUST VALUE		477,249	
NCON VALUE		10,521	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		368,211	
MM MOVED BLDG 0500 FROM 12199-014 TO HERE. 6/13/23			
MM 5 YR CK, CORR XFOB DIMENS, PU XFOBS.			
RNWL CARD			
QUESTIONNAIRE RTND COMPLETE- CHG ADDR, MLD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014852	BOAT LIFT	0	10/15/2014
025041	UOP	0	04/29/1999

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1993	1,584	183,285
DCK	36	10	1993	4	463
DCK	207	10	1999	21	2,430
DCK	428	10	1999	43	4,976
DCK	96	10	2006	10	1,157
DCK	413	10	2006	41	4,744
FOP	396	30	1993	119	13,769
FOP	144	30	2006	43	4,976
FUS	408	100	1993	408	47,210
PCP	1,916	10	1993	192	22,216
TOTALS	6,003			2,523	291,936

\*\* This building has 13 Sub-Areas

18 GULF BREEZE DR, CRAWFORDVILLE

BLD DATE	04/16/2015	MMSR	LGL DATE	
XF DATE	04/16/2015	MMSR	LAND DATE	04/16/2015
INC DATE			AG DATE	

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	0211	CONCRETE W	0	100	4	3	12.00	SF	6.00	6.00	100	2012	2012	3	52	37	
2	0840	SEAWALL RI	0	100	0	0	195.00	LF	38.00	38.00	100	1996	1996	3	20	1,482	
3	0350	BOATDOCK A	0	100	12	10	120.00	SF	24.00	24.00	100	2006	2006	3	27	778	
4	0371	FLOATING D	0	100	20	8	160.00	SF	20.00	20.00	100	2014	2014	3	62	1,984	
5	0375	WOOD WALK	0	100	14	3	42.00	SF	15.00	15.00	100	2014	2014	3	62	391	
6	0007	ELECTRIC L	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2014	2014	3	62	4,650	
7	0740	UNFINISH O	0	100	0	0	90.00	SF	11.00	11.00	100	2013	2013	3	80	792	
8	0009	DUMBWAITER	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2017	2017	3	88	8,800	
9	0371	FLOATING D	0	100	16	8	128.00	SF	20.00	20.00	100	2020	2020	3	89	2,278	
11	0740	UNFINISH O	0	100	14	5	70.00	SF	11.00	11.00	100	2024	2016		98	755	

TOTAL OB/XF 21,947

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0656/0725	5/14/2006	QC	Q	I	01	100
GRANTOR: MESSERSMITH FRANK S						
GRANTEE: MESSERSMITH FRANK S						
0185/0955	12/01/1991	WD	Q	V		30,000
GRANTOR:						
GRANTEE:						

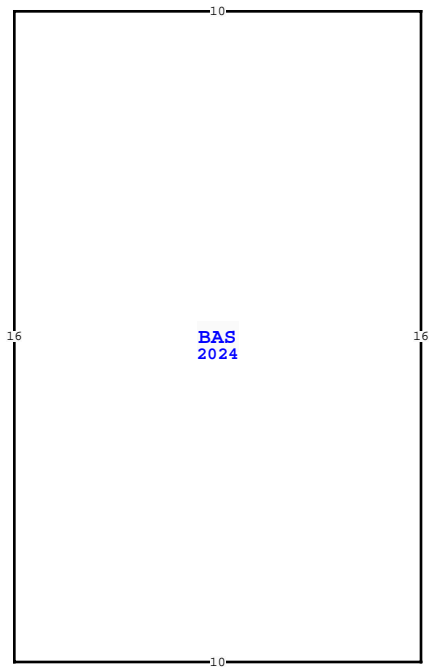
BUILDING NOTES													

BUILDING DIMENSIONS													
FOP=[YR=1993] W11 S36 BAS=[YR=1993] N36 W26 DCK=[YR=1999] E36 U6 L10 W9 N3 W7 S3 W10 S6\$ PTR=W15 PST=[YR=1999] W10 S10 E10 PCP=[YR=1993] W10 N10 W26 PTR=W15 DCK=[YR=2006] W11 PST=[YR=2006] W20 S12 E20 FOP=[YR=2006] W20 N12 W4 DCK=[YR=2006] W6 S16 E6 N16\$ S16 E24 N4\$ N12\$ S28 E16 N14 U14 L5 \$ E15\$ S56 E36 N46 \$ N10\$ E15\$ S54 E36 N18 DCK=[YR=1999] S18 W36 N33 W5 UOP=[YR=1999] E5 N7 W5 S7\$ S8 E1 S29 E45 N22 U9 L4 S9 W1\$ W10\$ E11 N36\$ PTR=E15 FUS=[YR=1993] S34 E12 N34 W9 DCK=[YR=1993] E6 N6 W6 S6 \$ W3\$ W15\$.													

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	DPHT 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			0.00	0.00	1.50	LT		1.00	1.00	1.30	80,000.00	104,000.00	156,000							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	07	PIER BLOCK 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	02	SHED 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Heating Type	01	NONE 100
Air Condition	02	WINDOW 100
Story Height	0	100
Stories	1.	1. 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			
0500	01	160	99.0000	49.50	7,920	2016	2016	0	0	0	7.00	93.00		
2 WKSHP/BARN 100% - 2024 Heated Area: 160 HX Base Yr														



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA 01			
NEIGHBORHOOD/LOC	117.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	2024	160	7,366
TOTALS	160			160	7,366

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
18 GULF BREEZE DR, CRAWFORDVILLE																

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0185/0955	12/01/1991	WD	Q	V		30,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS=[YR=2024;ORIG=10,10] E10 S16 W10 N16 \$																

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
TOTAL OB/XF 0																								