

OYSTER BAY ESTATES UNIT 2
 BLOCK E LOT 8
 OR 49 P 893 & OR 90 P 548

SHELFER STEPHEN B/SHELFER LAURIE C
 18 GULF BREEZE CT
 CRAWFORDVILLE, FL 32327

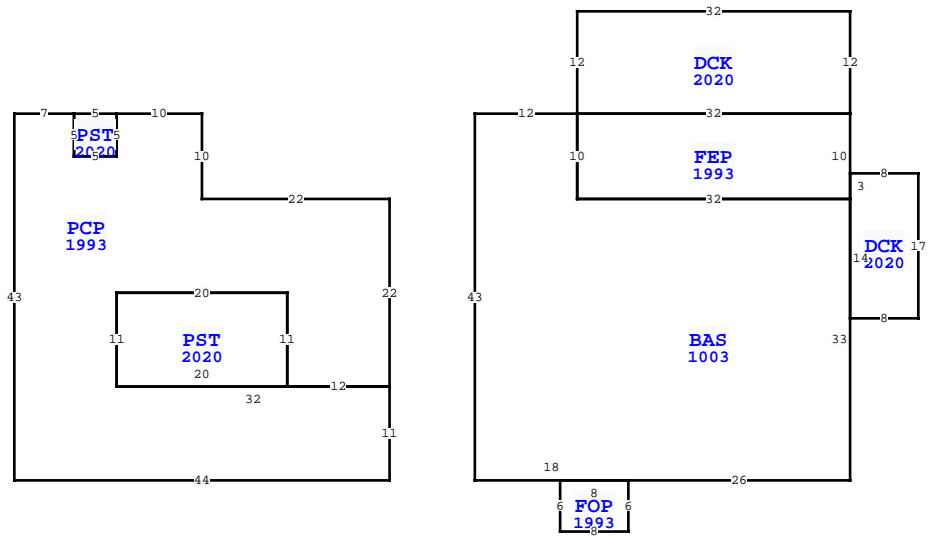
2024

00-00-121-117-12199-018



ELEMENT		CD		CONSTRUCTION	
Foundation	04	PILE WOOD	100		
Frame	30	WOOD FRAME	100		
Exterior Wall	02	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	04	PLYWOOD	50		
Interior Wall	05	DRYWALL	50		
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	1,572	100	1003	1,572	111,960
DCK	136	10	2020	14	997
DCK	384	10	2020	38	2,706
FEP	320	80	1993	256	18,233
FOP	48	30	1993	14	997
PCP	1,427	10	1993	143	10,185
PST	25	15	2020	4	285
PST	220	15	2020	33	2,351
TOTALS	4,132			2,074	147,714

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%	- 2023		Heated Area: 1828					HX Base Yr 2023	



WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		147,714				
TOTAL MARKET OB/XF VALUE		34,147				
TOTAL LAND VALUE - MARKET		104,000				
TOTAL MARKET VALUE		285,861				
SOH/AGL Deduction		50,440				
ASSESSED VALUE		235,421				
TOTAL EXEMPTION VALUE		HX HB 50,000				
BASE TAXABLE VALUE		185,421				
TOTAL JUST VALUE		285,861				
NCON VALUE		17,464				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		234,014				
MM PRMT CK, INCR EYB TO 1986 FOR WINDOW, PU XFOB						
PORT TO LEON - SHELFER						
PRMT CH PU BOAT SHED PU XFOB 0330,0956						
COA PER OWNER REQUEST						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB23-000223	WINDOWS-CC	0	05/12/2023			
21000530	BOAT HOUSE-CO	0	06/09/2021			
20000376	BLDG-REPAIRS-CO	0	09/10/2020			
20000376	BLDG-REPAIRS	0	09/10/2020			
19001145	PLUMBING-CO	0	08/06/2019			
17001047	REROOF-CO	0	07/31/2017			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1115/0459	6/19/2019	WD	U	I	12	205,000
GRANTOR: ONEMAIN FINANCIAL SER						
GRANTEE: SHELFER STEPHEN B &						
1080/0846	7/26/2018	CT	U	V	12	100
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: ONEMAIN FINANCIAL S						
BUILDING NOTES						
BUILDING DIMENSIONS						
DCK=[YR=2020] W32 S12 E32 FEP=[YR=1993] W32 S10 E32						
DCK=[YR=2020] S14 E8 N17 W8 S3\$ BAS=[YR=1003] W32 N10 W12 S43						
PTR=W10 PCP=[YR=1993] N11 W32 N11 E20 S11 PST=[YR=2020] N11						
W20 S11 E20\$ E12 N22 W22 N10 W10 S5 W5 N5 PST=[YR=2020] S5 E5						
N5 W5\$ W7 S43 E44\$ E10\$ E18 FOP=[YR=1993] W8 S6 E8 N6\$ E26						
N33\$ N10\$ N12\$.						

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	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	1982	1982	3	20	260	
2	0210	CONCRETE D	0	100	0	1,922.00	SF	6.00	6.00	100	1982	1982	3	20	2,306	
3	0371	FLOATING D	0	100	20	200.00	SF	20.00	20.00	100	2020	2020	3	89	3,560	
4	0335	ALUMINUM W	0	100	16	64.00	SF	17.00	17.00	100	2020	2020	3	89	968	
5	0350	BOATDOCK A	0	100	10	80.00	SF	24.00	24.00	100	2020	2020	3	89	1,709	
6	0740	UNFINISH O	0	100	10	80.00	SF	11.00	11.00	100	2020	2020	3	94	827	
7	0330	BOAT SHED	0	100	32	384.00	SF	15.00	15.00	100	2021	2021	3	93	5,357	
8	0956	PRIVACY FE	0	100	0	96.00	LF	19.00	19.00	100	2021	2021	3	93	1,696	
17	0375	WOOD WALK	0	100	40	200.00	SF	15.00	15.00	100	2024	2021	AV	93	2,790	
18	0007	ELECTRIC L	0	100	0	1.00	UT	7,500.00	7,500.00	100	2024	2020	AV	89	6,675	

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			93.00	130.00	1.00	LT		1.00	1.00	1.30	80,000.00	104,000.00	104,000							

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REVIEW DATE 08/14/2023 BY MMAW Total Acres: 0.28 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 04/01/2026 BY SYS																								
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