



ELEMENT		CD		CONSTRUCTION	
Foundation	04	PILE WOOD	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	30	VINYL	80		
Exterior Wall	05	HARDIE BRD	20		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	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		3	100		
Bathrooms		3	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	1,040	100	1993	1,040	114,419
BAS	545	100	1999	545	59,960
DCK	171	10	1993	17	1,871
DCK	50	10	2000	5	550
DCK	482	10	2017	48	5,281
DCK	110	10	2019	11	1,210
DCK	180	10	2019	18	1,981
DCK	182	10	2022	18	1,981
FSP	243	55	2000	134	14,742
PCP	1,710	10	1993	171	18,813
TOTALS	5,105			2,035	223,885

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,035	123.2000	117.04	238,176	1980	2017	0	0	6.00	94.00
1 SINGLE FAM 100% - 2016 Heated Area: 1585 HX Base Yr 2016											

** This building has 12 Sub-Areas
46 GULF BREEZE DR, CRAWFORDVILLE

BLD DATE	10/22/2021	MMJS	LGL DATE	
XF DATE	10/22/2021	MMJS	LAND DATE	10/22/2021 MMJS
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	223,885		
TOTAL MARKET OB/XF VALUE	31,596		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	335,481		
SOH/AGL Deduction	130,287		
ASSESSED VALUE	205,194		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	155,194		
TOTAL JUST VALUE	335,481		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	310,965		

NOTE - GENERATOR IS ON PROPERTY
NEW ROOF; PU DCK IN TRAVERSE - CC MAR2022
MM PERMIT CK; ADJ EYB FROM 2013 - 2017 FOR
VERIFIED FIELD CHECK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001131	DECK-CC	0	11/29/2021
21000791	BOATHOUSE W/LIFT	0	08/12/2021
19000935	DECK-CO	0	07/15/2019
18000710	SEAWALL	0	07/02/2018
18000681	GENERATOR-CO	0	06/22/2018
18000666	UG PROPANE	0	06/20/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0981/0443	9/21/2015	WD	U	I	12	124,000

GRANTOR: BRANCH BANKING & TRUS
GRANTEE: HENSON ANNE E
0916/0720 7/25/2013 CT U I 11 100
GRANTOR: CIRCUIT COURT / YATES
GRANTEE: BRANCH BANKING & TR

EXTRA FEATURES	
L N	OB/XF CODE

BUILDING NOTES											
BUILDING DIMENSIONS											
DCK=[YR=1993] W19 S9 E16 BAS=[YR=1993] W16 N10 DCK=[YR=2017] S1 E8 N5 E8 U10 L4 W19 DCK=[YR=2019] E19 N9 W20 PTR=W6 DCK=[YR=2019] W12 D10 R2 E10 N10\$ E6\$ S9 E1\$ W1 L4 D10 W16 S14 E9 N10 E19\$ W14 DCK=[YR=2000] W5 S10 E5 N10\$ S40 BAS=[YR=1999] N19 W3 L4 U4 W4 L4 D4 W12 UST=[YR=2000] E2 N11 FSP=[YR=2000] S11 E10 R4 U4 E4 R4 D4 E3 N11 W25\$ W2 S11\$ S19 E27\$ E30 PTR=E15 PCP=[YR=1993] E57 N30 PTO=[YR=2019] N10 W37 S10 E37\$ W57 S30\$ W15\$ N30\$ E3 N9\$ PTR= N35 W60 S30 DCK=[YR=2022] S14 E13 N14 W13\$ N30 E60 S35\$.											

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			64.00	125.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

OYSTER BAY ESTATES UNIT 2
TRACT A OTHERWISE KNOWN AS
PART OF LOT 11 BLOCK E

HENSON ANNE E
46 GULF BREEZE DR
CRAWFORDVILLE, FL 32327

2024

00-00-121-117-12199-021



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																													
															VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 223,885 TOTAL MARKET OB/XF VALUE 31,596 TOTAL LAND VALUE - MARKET 80,000 TOTAL MARKET VALUE 335,481 SOH/AGL Deduction 130,287 ASSESSED VALUE 205,194 TOTAL EXEMPTION VALUE HX HB 50,000 BASE TAXABLE VALUE 155,194 TOTAL JUST VALUE 335,481 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 310,965																													
															PRMT CH PU XFOB LN 5-13 CC 9/8/21 5 YR PRCL CH, CORR RCVR, FLOOR, PU CORR TRAV 5 YR PRCL CK, N/C BATHS, CORR EXW																													
															<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>18000337</td> <td>SEAWALL</td> <td>0</td> <td>04/04/2018</td> </tr> <tr> <td>2014471</td> <td>DEMO</td> <td>0</td> <td>06/10/2014</td> </tr> <tr> <td>025395</td> <td>BLDG</td> <td>0</td> <td>07/08/1999</td> </tr> <tr> <td>022238</td> <td>N/A</td> <td>0</td> <td>05/06/1997</td> </tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED	18000337	SEAWALL	0	04/04/2018	2014471	DEMO	0	06/10/2014	025395	BLDG	0	07/08/1999	022238	N/A	0	05/06/1997
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																									
18000337	SEAWALL	0	04/04/2018																																									
2014471	DEMO	0	06/10/2014																																									
025395	BLDG	0	07/08/1999																																									
022238	N/A	0	05/06/1997																																									
															SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0981/0443</td> <td>9/21/2015</td> <td>WD</td> <td>U</td> <td>I</td> <td>12</td> <td>124,000</td> </tr> </tbody> </table> GRANTOR: BRANCH BANKING & TRUS GRANTEE: HENSON ANNE E 0916/0720 7/25/2013 CT U I 11 100 GRANTOR: CIRCUIT COURT / YATES GRANTEE: BRANCH BANKING & TR										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0981/0443	9/21/2015	WD	U	I	12	124,000						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																						
0981/0443	9/21/2015	WD	U	I	12	124,000																																						
															<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>10/22/2021</th> <th>MMJS</th> <th>LGL DATE</th> <th>10/22/2021</th> <th>MMJS</th> </tr> <tr> <th>XF DATE</th> <th>10/22/2021</th> <th>MMJS</th> <th>LAND DATE</th> <th>10/22/2021</th> <th>MMJS</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> <th></th> </tr> </thead> </table>										BLD DATE	10/22/2021	MMJS	LGL DATE	10/22/2021	MMJS	XF DATE	10/22/2021	MMJS	LAND DATE	10/22/2021	MMJS	INC DATE			AG DATE				
BLD DATE	10/22/2021	MMJS	LGL DATE	10/22/2021	MMJS																																							
XF DATE	10/22/2021	MMJS	LAND DATE	10/22/2021	MMJS																																							
INC DATE			AG DATE																																									
TOTALS																																												
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																												
11	0060	DECK WOOD	0 100	10	4	40.00	SF	5.00	5.00	100	2021	2021	3	98	196																													
12	0060	DECK WOOD	0 100	9	4	36.00	SF	5.00	5.00	100	2021	2021	3	98	176																													
13	0060	DECK WOOD	0 100	9	4	36.00	SF	5.00	5.00	100	2021	2021	3	98	176																													
															TOTAL OB/XF 548																													
LAND DESCRIPTION															TOTAL OB/XF 548																													
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																				
REVIEW DATE 05/03/2022 BY MMLH Total Acres: 0.18 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 04/01/2026 BY SYS																																												