

OYSTER BAY ESTATES UNIT 2
 BLOCK F LOT 2
 OR 23 P 718, 721 & OR 75 P 58

FLEMING PHILLIP L/FLEMING SUSAN
 43 GULF BREEZE DR
 CRAWFORDVILLE, FL 32327

2024

00-00-121-117-12199-023

ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	05	ASPH TILE 20
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,733	165.1400	156.88	271,873	2007	2007	0	0	16.00	84.00		
2 SINGLE FAM 100% - 2013 Heated Area: 1200 HX Base Yr 2013													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			228,373
TOTAL MARKET OB/XF VALUE			20,852
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			329,225
SOH/AGL Deduction			135,804
ASSESSED VALUE			193,421
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			143,421
TOTAL JUST VALUE			329,225
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			295,072

Quality	07	GOOD			
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	1,200	100	2007	1,200	158,135
DCK	804	10	2007	80	10,542
FOP	1,090	30	2007	327	43,092
PCP	1,200	10	2007	120	15,814
UOP	30	20	2007	6	790
TOTALS	4,324			1,733	228,373

43 GULF BREEZE DR, CRAWFORDVILLE													
BLD DATE	06/11/2018	MMJT	LGL DATE										
XF DATE	06/11/2018	MMJT	LAND DATE	06/11/2018 MMJT									
INC DATE			AG DATE										

MM 5YR CK PU PCP, DEMO XFOB 5/1/2023			
ADDED JV CHG CODE PER 12D8 ERROR REPORT			
DEL XFOB LN 6			
2, CHG DIMENS XFOB LN 3, PU XFOB LN 4 & 5,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006566	SFD-CO	0	04/25/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0221/0852	11/03/1993	WD	Q	I		35,000
GRANTOR:						
GRANTEE:						
0169/0469	9/01/1990	WD	U	V		100
GRANTOR:						
GRANTEE:						

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	0375	WOOD WALK	0	100	17	4	68.00	SF	15.00	15.00	100	1994	1994	3	20	204	
2	0371	FLOATING D	0	100	35	5	175.00	SF	20.00	20.00	100	1994	1994	3	20	700	
3	0005	ELEVATOR	0	100	0	0	1.00	UT	29,000.00	29,000.00	100	2007	2007	3	68	19,720	
4	0360	BOATDOCK F	0	100	0	0	76.00	SF	15.00	15.00	100	1998	1998	3	20	228	

EXTRA FEATURES																	
43 GULF BREEZE DR, CRAWFORDVILLE																	
TOTAL OB/XF 20,852																	

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=2007] 1200\$ FOP=[YR=2007] 1090\$ DCK=[YR=2007] 804\$ UOP=[YR=2007] 30\$ PCP2007=1200\$.																	

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			60.00	170.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							