

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

BUILDING CHARACTERISTICS	
ELEMENT	CD
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:						

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	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	

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	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							

REVIEW DATE 05/01/2023 BY MMLW Total Acres: 0.23 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 06/10/2026 BY SYS																								
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