OYSTER BAY ESTATES UNIT 2
BLOCK F LOT 3
OR 63 P 874 OR 96 P 631

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

**2024**

**00-00-121-117-12199-024**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT RESIDENTIAL | |
| 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 |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

35 GULF BREEZE DR, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | 06/25/2019 MMSR | LAND DATE | 06/25/2019 MMSR |
| INC DATE | | AG DATE | |

## WAKULLA COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 2,037 |
| TOTAL LAND VALUE - MARKET | 80,000 |
| TOTAL MARKET VALUE | 82,037 |
| SOH/AGL Deduction | 15,307 |
| ASSESSED VALUE | 66,730 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 66,730 |
| TOTAL JUST VALUE | 82,037 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 60,664 |

COA PER OWNER PHONE CALL
COA PER USPS FORM 3547
JANE BRINKLEY DOD 4-22-2020 DC
5 YR PRCL CH, PU XFOB LN 1

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 026720 | ELEC | 0 | 06/28/2000 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1200/0379 | 3/29/2021 | WD | Q | V | 01 | 52,500 |
| GRANTOR: CHASTAIN DONALD R & K | | | | | | |
| GRANTEE: FLEMING PHILLIP L & | | | | | | |
| 1200/0377 | 3/25/2021 | CR | U | V | 11 | 100 |
| GRANTOR: CHASTAIN HERBERT J JR | | | | | | |
| GRANTEE: CHASTAIN DONALD R & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | 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 | 0840 | SEAWALL RI | 0 | 0 | 0 | 0 | 67.00 | LF | 38.00 | 38.00 | 100 | 2018 | 2018 | 3 | 80 | 2,037 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,037

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | 0 | | | 67.00 | 155.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 06/25/2019 BY MMSR Total Acres: 0.24 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 06/10/2026 BY SYS