OYSTER BAY ESTATES UNIT 2
BLOCK F LOT 4
OR 23 P 718, 721 & OR 69 P 397

WHALEY DARRIN LEE/WHALEY JULIANNA
28 WESTBROOK LN
STAFFORD, VA 22554-7666

2024

00-00-121-117-12199-025

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
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	1,125	100	2004	1,125	125,096
DCK	1,125	10	2004	112	12,454
FOP	690	30	2004	207	23,018
PCP	1,125	10	2004	112	12,454
TOTALS	4,065			1,556	173,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,556	144.5000	137.28	213,608	2004	2004	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 0 Heated Area: 1125 HX Base Yr

37 GULF BREEZE DR, CRAWFORDVILLE

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

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	173,022
TOTAL MARKET OB/XF VALUE	21,366
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	274,388
SOH/AGL Deduction	3,971
ASSESSED VALUE	270,417
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,417
TOTAL JUST VALUE	274,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,910

COA PER NCOA REPORT
5 YR PRCL CH, DEL XFOB LN 7-9
XFOB LN 6-9, DEL XFOB LN 10, CORR LAND CODE
XFOB LN 2, CORR CODE & DIMENS XFOB LN 3, PU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001111	ELECTRIC	0	12/12/2018
31443	REPLACE MH W SFR	0	03/03/2004
022612	N/A	0	08/15/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1178/0457	11/06/2020	WD	Q	I	01	275,000
GRANTOR: BLOUNT CHARLES D						
GRANTEE: WHALEY DARRIN LEE &						
1035/0602	5/19/2017	WD	Q	I	01	190,000
GRANTOR: PARKER BARNEY III & J						
GRANTEE: BLOUNT CHARLES D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] 1125$ PCP=[YR=2004] 1125$ DCK=[YR=2004] 1125$ FOP=[YR=2004] 690$.

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	0060	DECK WOOD	0	0	0	0	935.00	SF	5.00	5.00	100	2004	2004	3	20	935	
2	0960	SCREEN ROO	0	0	12	11	132.00	SF	21.00	21.00	100	2004	2004	3	62	1,719	
3	0005	ELEVATOR	0	0	0	0	1.00	UT	29,000.00	29,000.00	100	2004	2004	3	62	17,980	
4	0840	SEAWALL RI	0	0	0	0	80.00	LF	38.00	38.00	100	2004	2004	3	23	699	
5	0211	CONCRETE W	0	0	6	4	24.00	SF	6.00	6.00	100	2004	2004	3	23	33	
6	0605	PORT VINYL	0	0	6	4	24.00	SF	0.00	0.00	100	2014	2014	3	62	0	

LAND DESCRIPTION

TOTAL OB/XF 21,366

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			75.00	150.00	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: 0.26 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 04/01/2026 BY SYS