

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


| 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 |

| 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 | 19.00 | 81.00 | | |
| 1 SINGLE FAM 0% - 0 Heated Area: 1125 HX Base Yr | | | | | | | | | | | | | |

| WAKULLA COUNTY PROPERTY | | | |
|---------------------------------------------|------------------|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| 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 |

| 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 |

| DOR CODE | | MAP NUM | | NEIGHBORHOOD/LOC | |
|----------------------------------|------------|---------------|-----------|------------------|--|
| 0100 SINGLE FAMILY | | 4 MKT AREA 06 | | 117.00 1.00/ | |
| 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 | | |

| SALES DATA | | | | |
|--------------------------------|------------|-----------|--------------------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / 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 | | | | |

| 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 | 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 | |

| BUILDING NOTES | | | |
|-------------------------------------------------------------------------------------|--|--|--|
| | | | |
| BUILDING DIMENSIONS | | | |
| BAS=[YR=2004] 1125\$ PCP=[YR=2004] 1125\$ DCK=[YR=2004] 1125\$ FOP=[YR=2004] 690\$. | | | |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | | | 21,366 | | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0 | | | 75.00 | 150.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |