

OYSTER BAY ESTATES UNIT 2
 BLOCK F LOT 9
 OR 98 P 107,943 OR 104 P 320

PETERSON WAYNE G/PETERSON COLLEEN A
 P O BOX 460497
 POLARIS, MT 59746

2024

00-00-121-117-12199-031



ELEMENT		CD	CONSTRUCTION		
Foundation	04	PILE	WOOD	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	09	PINE WOOD	80		
Interior Floor	14	CARPET	20		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		2	100		
Bathrooms		1.5	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	08	FAIR			
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	936	100	1993	936	65,853
DCK	36	10	2004	4	281
DCK	42	10	2004	4	281
FOP	112	30	1993	34	2,392
FSP	288	55	2004	158	11,116
PCP	832	10	1993	83	5,840
PST	120	15	2004	18	1,266
TOTALS	2,366			1,237	87,030

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 0	108.24	133,893	1984	1988	0	0	35.00	65.00
Heated Area: 936 HX Base Yr											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			87,030
TOTAL MARKET OB/XF VALUE			4,062
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			171,092
SOH/AGL Deduction			10,755
ASSESSED VALUE			160,337
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			160,337
TOTAL JUST VALUE			171,092
NCON VALUE			74
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,537
MM 5YR CK CORR BATHS, PU XFOB 6/15/2023			
5 YR PRCL CHK DEL XFOB LN 5			
ADDED JV CHG CODE PER 12D8 ERROR REPORT			
XFOB LN 5, DEL XFOB LN 6-7			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009581	VINYL TO UTL BLDG	0	07/08/2009
2005141	REROOF	0	02/04/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0981/0897	9/23/2015	QC	U	I	11	100
GRANTOR: PETERSON WAYNE G & CO						
GRANTEE: BERGEN NICOLE ANDRE						
0924/0711	10/18/2013	WD	Q	I	01	210,000
GRANTOR: PARR LEON G						
GRANTEE: PETERSON WAYNE G &						

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	0	14	4			15.00	100	2004	2004	3	23	193	
2	0371	FLOATING D	0	0	24	8			20.00	100	2004	2004	3	23	883	
3	0955	PRIVACY FE	0	0	0	0			15.00	100	2004	2004	3	10	20	
4	0840	SEAWALL RI	0	0	0	0			38.00	100	2010	2010	3	43	2,892	
8	0060	DECK WOOD	0	0	5	3			5.00	100	2024	2021	AV	98	74	
TOTALS															4,062	

BUILDING NOTES														
BAS=[YR=1993] W26 DCK=[YR=2004] E1 FSP=[YR=2004] E24 N12 W24 S12\$ N7 W6 S7 E5\$ S36 E26 PTR=E15 PCP=[YR=1993] E26 DCK=[YR=2004] S6 E3 PST=[YR=2004] E12 N10 W12 S10\$ N12 W3 S6\$ N32 W26 S32\$ W15\$ N36\$ FOP=[YR=1993] S28 E4 N28 W4\$.														

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	0			80.00	135.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							