

OYSTER BAY ESTATES UNIT 2
 BLOCK G LOT 4
 OR 23 P 718, 721 OR 82 P 688

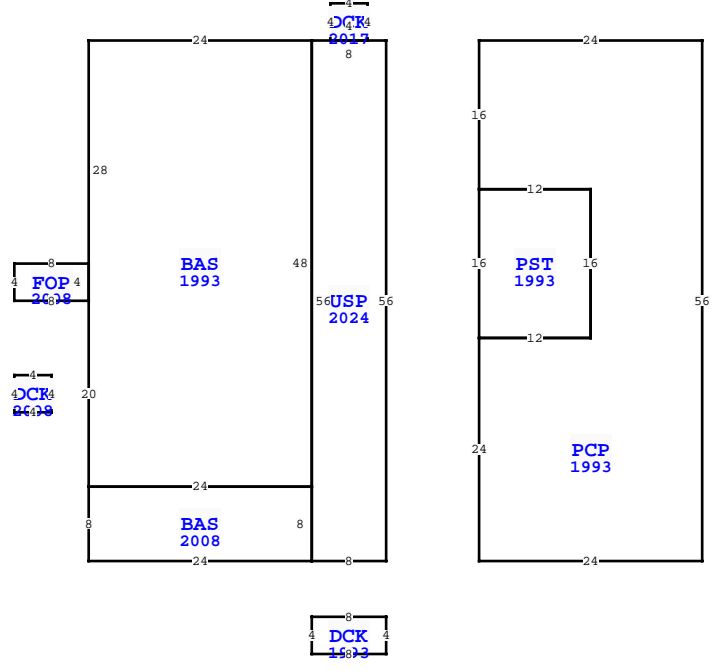
SEYMOUR THOMAS ERWIN/SEYMOUR HEIDI CHRISTENE
 71 OYSTER BAY DRIVE
 CRAWFORDVILLE, FL 32327

2024

00-00-121-117-12199-042

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
04	PILE WOOD 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
07	VYL PLANK 50				
12	HARDWOOD 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
13	GOOD 100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA	06			
117.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	151,024
BAS	192	100	2008	192	25,171
DCK	32	10	1993	3	394
DCK	16	10	2008	2	262
DCK	16	10	2017	2	262
FOP	32	30	2008	10	1,311
PCP	1,152	10	1993	115	15,076
PST	192	15	1993	29	3,802
USP	448	40	2024	179	23,466
TOTALS	3,232			1,684	220,768

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2024		Heated Area: 1344					HX Base Yr 2023			



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	220,768		
TOTAL MARKET OB/XF VALUE	12,154		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	267,922		
SOH/AGL Deduction	0		
ASSESSED VALUE	267,922		
TOTAL EXEMPTION VALUE	HX HB DV 60,000		
BASE TAXABLE VALUE	207,922		
TOTAL JUST VALUE	267,922		
NCON VALUE	34,558		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	239,991		
MM 5YR CK CHG BATH, FLOORING, CHG UOP2017 TO USP20			
NO PORT TO 10223-C09 NO HX SIMPKINS 2023			
DEL DCK1993, PU UOP2017			
5 YR PRCL CK, PU XFOB LN 3, CHG EXW, FLOR.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-000685	SOLAR PANELS		07/14/2022
19000774	REPAIRS	0	05/10/2019
19000061	REMODEL/REPAIR	0	01/11/2019
17000349	HVAC C/O	0	03/14/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1262/0271	4/24/2022	WD Q	Q	I	01	330,000
GRANTOR: SIMPKINS JEREMY S & S						
GRANTEE: SEYMOUR THOMAS ERWI						
1105/0824	3/26/2019	WD Q	Q	I	01	243,000
GRANTOR: INGLE JERRY & WATERS						
GRANTEE: SIMPKINS JEREMY S &						

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	0210	CONCRETE D	0	100	29	24	696.00	SF	6.00	6.00	100	1993	1993	3	20	835	
2	0080	4' CHAINLI	0	100	0	0	28.00	LF	13.00	13.00	100	1993	1993	3	20	73	
3	0210	CONCRETE D	0	100	8	4	32.00	SF	6.00	6.00	100	2018	2018	3	80	154	
5	0009	DUMBWAITER	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2020	AV	94	9,400	
6	1450	SOLAR PANE	0	100	0	0	34.00	UT	0.00	0.00	100	2024	2020	AV	89	0	
7	0074	WOOD FENCE	0	100	0	0	218.00	LF	8.00	8.00	100	2024	2020	AV	97	1,692	
TOTALS														12,154			

BUILDING NOTES													
71 OYSTER BAY DR, CRAWFORDVILLE													
BLD DATE 06/14/2018 MMJT LGL DATE 06/14/2018 MMJT													
XF DATE 06/14/2018 MMJT LAND DATE 06/14/2018 MMJT													
INC DATE AG DATE													

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	000100	C	SFR	100			80.00	105.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							