OYSTER BAY ESTATES UNIT 2
BLOCK G LOT 24
OR 93 P 651 & OR 101 P 110

CASTANEDA KARLA ESTEFANI HERNANDEZ
1164 AENON CHURCH RD
TALLAHASSEE, FL 32304

2024

00-00-121-117-12199-062

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

BLUE DOLPHIN DR, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2018 MMJT
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	35,000
SOH/AGL Deduction	10,800
ASSESSED VALUE	24,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,200
TOTAL JUST VALUE	35,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,000

5YR CK NC MM
COA PER WAK TCO
5 YR PRCL CK, N/C
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/0416	7/31/2024	QC	U	V	11	100
GRANTOR: FERREIRA THIAGO HENRI						
GRANTEE: CASTANEDA KARLA EST						
1278/0531	8/05/2022	WD	Q	V	01	27,000
GRANTOR: COOPER LINDSEY W JR &						
GRANTEE: FERREIRA THIAGO HEN						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0			80.00	105.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/01/2023 BY MMLW Total Acres: 0.19 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 04/08/2026 BY SYS