

OYSTER BAY ESTATES UNIT 2
 BLOCK G LOTS 28
 OR 99 P 368 OR 107 P 628

WILSON BEACH PROPERTIES LLC
 PO BOX 12686
 TALLAHASSEE, FL 32317

2024

00-00-121-117-12199-064


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 970 TOTAL LAND VALUE - MARKET 35,000 TOTAL MARKET VALUE 35,970 SOH/AGL Deduction 10,694 ASSESSED VALUE 25,276 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 25,276 TOTAL JUST VALUE 35,970 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 22,978 MM/EB - 5 YR CK, NC. 5 YR PRCL CK, N/C 12199-083 XFOB'S ARE HALF ON THIS PRCL & HALF OB PRCL											
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																															
EXTRA FEATURES										BLUE DOLPHIN DR, CRAWFORDVILLE																					
										BLD DATE	02/10/2005		BHNM	LGL DATE	06/14/2018		MMJT														
										XF DATE	06/14/2018		MMJT	LAND DATE	06/14/2018		MMJT														
										INC DATE																					
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	0371	FLOATING D	0	0	14	6	84.00	SF	20.00	20.00	100	2004	2004	3	23	386															
2	0371	FLOATING D	0	0	20	5	100.00	SF	20.00	20.00	100	2004	2004	3	23	460															
3	0375	WOOD WALK	0	0	12	3	36.00	SF	15.00	15.00	100	2004	2004	3	23	124															
										TOTAL OB/XF 970																					
LAND DESCRIPTION										TOTAL OB/XF 970																					
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	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 MMLA Total Acres: 0.19 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 04/08/2026 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30158	SFD	0	04/29/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1041/0765	6/30/2017	WD Q	Q	V	01	36,000
GRANTOR: OESTMANN MICHAEL						
GRANTEE: WILSON BEACH PROPER						
0956/0392	11/25/2014	DF U	U	V	12	30,000
GRANTOR: 3 RIVERS, INC.						
GRANTEE: OESTMANN MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS