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

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	02/10/2005	BHNM	LGL DATE		
XF DATE	06/14/2018	MMJT	LAND DATE	06/14/2018	MMJT
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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

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	V	01	36,000
GRANTOR: OESTMANN MICHAEL						
GRANTEE: WILSON BEACH PROPER						
0956/0392	11/25/2014	DF	U	V	12	30,000
GRANTOR: 3 RIVERS, INC.						
GRANTEE: OESTMANN MICHAEL						

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
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	

LAND DESCRIPTION

TOTAL OB/XF 970

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 MMLA Total Acres: 0.19 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/10/2026 BY SYS