

OYSTER BAY ESTATES UNIT 2  
 BLOCK H LOT 2  
 OR 23 P 718 & 721

COASTAL COTTAGES AND CABINS LLC  
 106 MADISON GROVE BLVD  
 THOMASVILLE, GA 31757

2024

00-00-121-117-12199-069



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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 22,000 TOTAL MARKET VALUE 22,000 SOH/AGL Deduction 7,480 ASSESSED VALUE 14,520 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 14,520 TOTAL JUST VALUE 22,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 22,000 5YR CK NC MM 5 YR PRCL CK, N/C 5 YR PRCL CH, N/C LAND VAL CHG PER DOR STUDY PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1365/0622 6/04/2024 WD Q V 05 70,000 GRANTOR: HOME AND LAND EXPERTS GRANTEE: COASTAL COTTAGES AN 1342/0716 1/03/2024 WD Q V 05 32,000 GRANTOR: GOMEZ FRANK GRANTEE: HOME AND LAND EXPERTS BUILDING NOTES BUILDING DIMENSIONS													
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																			
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														
LAND DESCRIPTION										TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	22,000.00	22,000.00	22,000												
REVIEW DATE 05/01/2023 BY MMLW Total Acres: 0.19 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 04/08/2026 BY SYS																													