OYSTER BAY ESTATES UNIT 2
BLOCK H LOT 3
OR 23 P 718 & 721

OYSTER BAY 34 LLC
430 PLASTERS AVE NE #100
ATLANTA, GA 30324-3912

2024

00-00-121-117-12199-070

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

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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
COA PER WAK TCO
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
0933/0070	2/01/2014	WD	Q	V	05	10,000
GRANTOR: SHELL ISLAND LAND MAN						
GRANTEE: OYSTER BAY 34, LLC						
0910/0045	5/09/2013	QC	U	V	30	25,000
GRANTOR: HON LARRY TIPTON & NE						
GRANTEE: SHELL ISLAND LAND M						

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	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 06/10/2026 BY SYS