OYSTER BAY ESTATES UNIT 2
BLOCK H LOT 14
OR 23 P 718 & 721

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

2024

00-00-121-117-12199-081

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

GATOR TRL, CRAWFORDVILLE

BLD DATE		LGL DATE	06/18/2018 MMJT
XF DATE		LAND DATE	
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	12,000
TOTAL MARKET VALUE	12,000
SOH/AGL Deduction	0
ASSESSED VALUE	12,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,000
TOTAL JUST VALUE	12,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,000

5 YR PRCL 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 / U	V / I	RSN CD	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 EXPER						

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	12,000.00	12,000.00	12,000							

REVIEW DATE 11/09/2022 BY MMLA Total Acres: 0.19 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 06/10/2026 BY SYS