

P 24 M 55 .91AC A PARCEL
 LOCATED ON HWY 98 IN SE 1/4 OF
 SE 1/4 OF SEC 1 CONTAINING

TIDE CREEK HOLDINGS LLC/EYAS OF WAKULLA LLC
 180 PELICAN WAY
 PANACEA, FL 32346

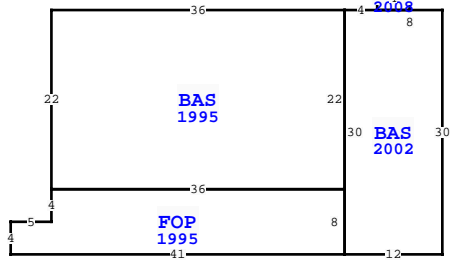
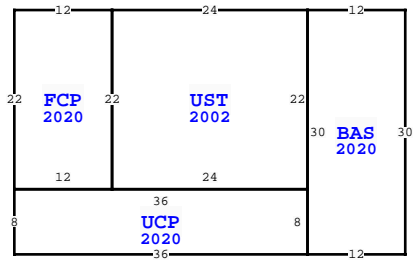
2024

01-6S-02W-147-03576-024



BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	04 PILE WOOD 100
Frame	02 WOOD FRAME 100
Exterior Wall	21 STONE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	13 GALVALUM 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	12 HARDWOOD 30
Ceiling	01 FIN.SUSPD 100
Heating Type	04 AIR DUCTED 100
Air Condition	03 CENTRAL 100
Fixtures	3 100
Story Height	0 100
RMS	6 100
Stories	2. 2. 100
Class	00 N/A 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1 OFFICE	0%	- 0										Heated Area: 1512 HX Base Yr	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			185,477
TOTAL MARKET OB/XF VALUE			2,958
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			238,435
SOH/AGL Deduction			0
ASSESSED VALUE			238,435
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			238,435
TOTAL JUST VALUE			238,435
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			249,907
PU NEW TRAV; PU XFOB; CHG BLDG; CC 08/10/22			
MM CK PERMIT - ADJ EYB 1995-2001 FOR 80% GOOD			
MAILING ADDR CORRECTED FROM 342 TO 3452			
2022 TRIM RETURNED - ADDRESS HAD TYPO			

Quality					
DOR CODE	MAP NUM				
03 AVERAGE	4 MKT AREA 03				
NEIGHBORHOOD/LOC 000 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	1995	792	75,024
BAS	360	100	2002	360	34,102
BAS	360	100	2020	360	34,102
FCP	264	30	2020	79	7,484
FOP	308	30	1995	92	8,715
FOP	20	30	2008	6	568
UCP	288	20	2020	58	5,494
UST	528	40	2002	211	19,988
TOTALS	2,920			1,958	185,477

EXTRA FEATURES																
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	0211	CONCRETE W	0	0	0	1,440.00	SF	6.00	6.00	100	2002	2002	3	20	1,728	
2	0211	CONCRETE W	0	0	0	184.00	SF	6.00	6.00	100	2004	2004	3	23	254	
3	0375	WOOD WALK	0	0	78	312.00	SF	15.00	15.00	100	2002	2002	3	20	936	
4	0060	DECK WOOD	0	0	8	40.00	SF	5.00	5.00	100	1995	1995	3	20	40	
5	0055	PORTABLE C	0	0	35	630.00	SF	0.00	0.00	100	2022	2022	3	97	0	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000497	CARPORT-CC	0	05/20/2022
20000338	MECH	0	08/14/2020
19418	N/A	0	03/17/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1358/0855	1/30/2024	WD Q	Q	I	01	250,000
GRANTOR: TCB VENTURES FL LLC						
GRANTEE: TIDE CREEK HOLDINGS						
1243/0846	12/17/2021	WD Q	Q	I	01	220,000
GRANTOR: TUCKER MARSHA & OCHLO						
GRANTEE: TCB VENTURES FL, LL						

BLD DATE		MMAK		LGL DATE	
02/11/2019		02/11/2019		02/11/2019	MMAK
XF DATE		MMAK		LAND DATE	
INC DATE				AG DATE	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2002] W8 FOP=[YR=2008] E4 N5 W4 S5 \$ W4 S30 FOP=[YR=1995] N8 BAS=[YR=1995] N22 W36 S22 E36\$ W36 S4 W5S4 PTR=W10 BAS=[YR=2020] N30 W12 S30 UCP=[YR=2020] N8 UST=[YR=2002] N22 W24 S22 FCP=[YR=2020] N22 W12 S22 E12\$ E24\$ W36 S8 E36\$ E12\$ E10\$ E41\$ E12 N30\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001700	C	1STORY OFF	0		C2	200.00	200.00	100.00	FF		1.00	1.00	1.00	500.00	500.00	50,000							