TARPON SHORES SUB UNIT 1
LOT 50 OR 65 P 304
OR 76 P 97 OR 233 P 688

BAYSIDE RV RESORT & MARINA LLC
4404 BLOUNTSTOWN HIGHWAY
TALLAHASSEE, FL 32304

2024

02-6S-02W-033-03661-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2820	RV PARK/CAMPGROUND	
MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	129.00	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

2273 SURF RD, PANACEA

BLD DATE	04/16/2007	HCBH	LGL DATE		
XF DATE	08/09/2018	MMSR	LAND DATE	11/01/2021	MMJS
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	210,752
TOTAL LAND VALUE - MARKET	432,000
TOTAL MARKET VALUE	642,752
SOH/AGL Deduction	0
ASSESSED VALUE	642,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	642,752
TOTAL JUST VALUE	642,752
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	647,226

MM PRMT CK, PU XFOBS, CC 12/01/2021
MM PRMT CK, PU XFOBS, CC 03/28/2022
0340, 0340, CORR DIM ON 0335
PRMT CH, DEL XFOB 0910,0350 ADD 0371,0371,

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000559	IN-GROUND POOL		06/17/2024
B23-000118	BATHROOM	0	03/14/2023
21001041	INST ELEC -RV PK	0	10/26/2021
21000433	DOCK/BOARDWALK-CC	0	07/07/2021
19000821	DOCK-CO	0	05/29/2019
22878	REPLACE	0	12/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1179/0047	11/04/2020	WD	Q	I	01	775,000
GRANTOR: TCB GROUP LLC						
GRANTEE: BAYSIDE RV RESORT &						
0936/0376	3/26/2014	MD	U	I	19	200,000
GRANTOR: BOOTHCO COASTAL, LLC						
GRANTEE: TCB GROUP, LLC						

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	2811	RV SITE AV	0	0	0	0	16.00	UT	10,400.00	10,400.00	100	2022	2022	3	100	166,400	
2	0350	BOATDOCK A	0	0	16	12	192.00	SF	26.40	26.40	100	2021	2021	GD	93	4,714	
3	0350	BOATDOCK A	0	0	72	4	288.00	SF	26.40	26.40	100	2021	2021	GD	93	7,071	
4	0371	FLOATING D	0	0	603	6	3,618.00	SF	20.00	20.00	100	2005	2005	3	24	17,366	
5	0371	FLOATING D	0	0	384	4	1,536.00	SF	20.00	20.00	100	2005	2005	3	24	7,373	
6	0335	ALUMINUM W	0	0	0	0	156.00	SF	17.00	17.00	100	2005	2005	3	24	636	
7	0840	SEAWALL RI	0	0	0	0	404.00	LF	38.00	38.00	100	1998	1998	3	20	3,070	
8	0872	SEAWALL VI	0	0	0	0	452.00	LF	38.00	38.00	100	2005	2005	3	24	4,122	

LAND DESCRIPTION

TOTAL OB/XF 210,752

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	002820	C	RV PARK	0			505.00	224.00	480.00	FF		1.00	1.00	0.90	1,000.00	900.00	432,000							

REVIEW DATE 09/30/2022 BY MMLA Total Acres: 2.60 Total Land Value: 432,000 Market: 0 Agricultural: 0 Common: 432,000 PRINTED 05/06/2026 BY SYS