

TRADEWINDS SUBD LOT 4 &  
BOATSLIP O MARINA VILLAGE HAR.  
OR 504 P 451 OR 616 P 559

COASTLINE CAPITAL VENTURES LLC/  
PO BOX 14083  
TALLAHASSEE, FL 32312

2024

08-6S-01W-302-04863-A04



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																																									
																		<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 100,000 <b>TOTAL MARKET VALUE</b> 100,000 SOH/AGL Deduction 12,858 <b>ASSESSED VALUE</b> 87,142 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 87,142 <b>TOTAL JUST VALUE</b> 100,000 NCON VALUE 0 <b>INCOME VALUE</b> PREVIOUS YEAR MKT VALUE 92,220  PU SFD, XFOBS DOCKS ARE PART OF HOA FINAL CO INSP FAILED JAN 2024 MM 5 YR CK, PU XFOBS.  <table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>B21-001236</td> <td>SFD-CO</td> <td>0</td> <td>12/07/2021</td> </tr> </tbody> </table>  <table border="1"> <thead> <tr> <th colspan="10">SALES DATA</th> </tr> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1225/0308</td> <td>8/17/2021</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: ADONAI CUSTOM ESTATES GRANTEE: COASTLINE CAPITAL V 1220/0161 7/16/2021 WD Q V 01 59,900 GRANTOR: WATSON SHANE R & ALEK GRANTEE: ADONAI CUSTOM ESTAT										PERMIT NUM	DESCRIPTION	AMT	ISSUED	B21-001236	SFD-CO	0	12/07/2021	SALES DATA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1225/0308	8/17/2021	QC	U	V	11	100
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																								
B21-001236	SFD-CO	0	12/07/2021																																																								
SALES DATA																																																											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																					
1225/0308	8/17/2021	QC	U	V	11	100																																																					
DOR CODE 0000 VACANT RESIDENTIAL																																																											
MAP NUM 4 MKT AREA 03																																																											
NEIGHBORHOOD/LOC 302.00 1.20/																																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
TOTALS																																																											
EXTRA FEATURES						3 SCHOONER CT, PANACEA																																																					
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														
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	000100	C	SFR	0			75.00	109.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							
2	000195	C	RES WET SLIP	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							