

TRADEWINDS SUBD LOT 4 &
BOATSLIP 0 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																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100,000 TOTAL MARKET VALUE 100,000 SOH/AGL Deduction 12,858 ASSESSED VALUE 87,142 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 87,142 TOTAL JUST VALUE 100,000 NCON VALUE 0 INCOME VALUE 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.																							
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TOTALS																				3 SCHOONER CT, PANACEA																							
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																											
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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																										
REVIEW DATE 07/16/2024 BY Nwatts Total Acres: 0.19 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 04/29/2026 BY SYS																																											