TRADEWINDS SUBDV LOT 8 PB 4 P7
OR 504 P 451
OR 760 P 703 OR 777 P 509

KMKKB FAMILY TRUST/GUTHRIE ROBERT JOHN
933 BOWENS MILL RD
DOUGLAS, GA 31533

2024

08-6S-01W-302-04863-A08

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CUTTY SARK CT, PANACEA

BLD DATE	01/06/2022 PB	LGL DATE	01/06/2022 PB
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	75,000
SOH/AGL Deduction	0
ASSESSED VALUE	75,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,000
TOTAL JUST VALUE	75,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PER PRCL S/O REQUEST BY OWNER
S/O BOAT DOCK #1 TO NEW PRCL 04863-D10
5 YR PRCL CK, N/C
5 YR PRCL CHK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000098	REPLACE BOAT SLIP	0	02/05/2019
18000451	DOCK BOAT HOUSE	0	05/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/0078	8/22/2024	WD	U	I	11	100
GRANTOR: HACT ENTERPRISES LLC						
GRANTEE: KMKKB FAMILY TRUST						
1275/0304	7/21/2022	WD	Q	V	05	265,000
GRANTOR: JURST HAYWARD						
GRANTEE: HACT ENTERPRISES LL						

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	000100	C	SFR	0			70.00	114.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/09/2019 BY MMLC Total Acres: 0.18 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 04/29/2026 BY SYS