TRADEWINDS SUBDV LOT 14
OR 504 P 451
OR 760 P 331

TRIDECK HOLDINGS LLC
PO BOX 14083
TALLAHASSEE, FL 32317

2024

08-6S-01W-302-04863-A14

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

TOP SAIL WAY, PANACEA

BLD DATE	12/19/2008 KLSR	LGL DATE	01/10/2021 TB
XF DATE		LAND DATE	
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	0
TOTAL LAND VALUE - MARKET	187,500
TOTAL MARKET VALUE	187,500
SOH/AGL Deduction	0
ASSESSED VALUE	187,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,500
TOTAL JUST VALUE	187,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,500

5 YR CHK NO CHANGE
5 YR PRCL CH, N/C
ADD STREET NAME
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-001086	SEAWALL		11/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1241/0471	11/30/2021	WD	Q	V	01	200,000
GRANTOR: TI TRADEWINDS, LLC						
GRANTEE: TRIDECK HOLDINGS, L						
0890/0510	9/12/2012	WD	U	V	12	1,112,300
GRANTOR: NELSON TERRY C						
GRANTEE: TI TRADEWINDS, 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

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			67.00	144.00	1.00	LT		1.00	1.00	2.50	75,000.00	187,500.00	187,500							

REVIEW DATE 05/12/2022 BY MMLA Total Acres: 0.22 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 06/17/2026 BY SYS