TRADEWINDS SUB
LOT 16 & BOAT SLIP 9
OR 504 P 451 OR 760 P 331

BASCOM ANDREW/BASCOM AMBER
7322 OX BOW CIR
TALLAHASSEE, FL 32312

**2024**

**08-6S-01W-302-04863-A16**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 05 | PILE CONCR 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 05 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Ceiling | 06 | Trey/Crown 100 |
| Ceiling | 05 | Coffered/Cove 20 |
| Heating Type | 13 | HEAT PUMP 100 |
| Air Condition | 13 | HEAT PUMP 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Story Height | | 9 100 |
| Stories | 2. | 2. 100 |
| Fireplace | 01 | FIREPLACE 100 |
| Quality | 07 | GOOD |
| DOR CODE | 0100 | SINGLE FAMILY |

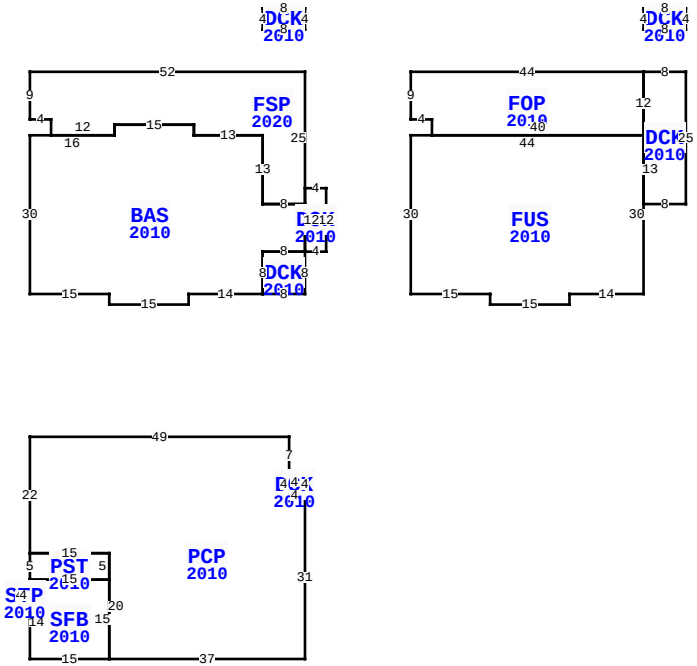
MAP NUM: 4 MKT AREA: 03
NEIGHBORHOOD/LOC: 302.00 1.20/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,452 | 100 | 2010 | 1,452 | 319,714 |
| DCK | 16 | 10 | 2010 | 2 | 440 |
| DCK | 32 | 10 | 2010 | 3 | 660 |
| DCK | 32 | 10 | 2010 | 3 | 660 |
| DCK | 48 | 10 | 2010 | 5 | 1,101 |
| DCK | 64 | 10 | 2010 | 6 | 1,322 |
| DCK | 200 | 10 | 2010 | 20 | 4,404 |
| FOP | 516 | 30 | 2010 | 155 | 34,129 |
| FSP | 686 | 55 | 2020 | 377 | 83,011 |
| FUS | 1,350 | 100 | 2010 | 1,350 | 297,255 |
| TOTALS | 6,551 | | | 3,750 | 825,707 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,750 | 222.0075 | 253.09 | 949,088 | 2010 | 2010 | 0 | 0 | 0 | 13.00 | 87.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 2982 HX Base Yr




** This building has 14 Sub-Areas

49 TOP SAIL WAY, PANACEA

| | | | |
|---|---|---|---|
| BLD DATE | 08/17/2020 MMJT | LGL DATE | |
| XF DATE | 08/17/2020 MMJT | LAND DATE | 01/10/2021 TB |
| INC DATE | | AG DATE | |

## WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 825,707 |
| TOTAL MARKET OB/XF VALUE | 46,264 |
| TOTAL LAND VALUE - MARKET | 222,500 |
| TOTAL MARKET VALUE | 1,094,471 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,094,471 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,094,471 |
| TOTAL JUST VALUE | 1,094,471 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,113,031 |

DOCKS ARE PART OF HOA

DEL XFOB LN 14, 15

5 YR PRCL CK, CHG TRAV, PU XFOB LN 7-10 AND 9 & 10

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20000184 | SEAWALL-CO | 0 | 04/07/2020 |
| 2010937 | REMODEL NON RESID | 0 | 09/08/2010 |
| 2010907 | GAS | 0 | 08/27/2010 |
| 2010303 | SFD-CO | 0 | 04/30/2010 |
| 20106 | DOCKS/SEAWALL | 0 | 01/05/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1318/0849 | 6/23/2023 | WD | Q | I | 01 | 1,250,000 |
| GRANTOR: SMITH RANKIN M JR & A | | | | | | |
| GRANTEE: BASCOM ANDREW & AMB | | | | | | |
| 1031/0056 | 3/30/2017 | WD | Q | I | 01 | 725,000 |
| GRANTOR: MAYFIELD WILLIAM & BA | | | | | | |
| GRANTEE: SMITH RANKIN M JR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2020] W52 S9 E4 S3 E12 N2 E15 S2 E13 S13 E8
BAS=[YR=2010] W8 N13 W13 N2 W15 S2 W16 S30 E15 S2 E15 N2 E14 N8 E8 DCK=[YR=2010] E4 N12 W4 S12$ DCK=[YR=2010] W8 S8 E8
PTR=S34 DCK=[YR=2010] W4 S4 E4 PCP=[YR=2010] W4 N4 E1 N7 W49 S22 E15 S20 SFB=[YR=2010] N15 W15 PST=[YR=2010] E15 N5 W15 S5$ S1 STP=[YR=2010] W2 S4 E2 N4$ S14 E15$ E37 N31$ N4$ N34$ PTR=E20 FUS=[YR=2010] E15 S2 E15 N2 E14 N30 DCK=[YR=2010] S13 E8 N25 W8 PTR=N8 DCK=[YR=2010] E8 N4 W8 S4$ S8$S12$ FOP=[YR=2010] N12 W44 S9 E4 S3 E40$ W44 S30$ W20$ N8$ N9$ N25$ PTR=N8 DCK=[YR=2010] N4 W8 S4 E8$ S8 $.

## 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 | 0840 | SEAWALL RI | 0 | 0 | 0 | 0 | 74.00 | LF | 38.00 | 38.00 | 100 | 2010 | 2010 | 3 | 43 | 1,209 | |
| 3 | 0005 | ELEVATOR | 0 | 0 | 0 | 0 | 1.00 | UT | 29,000.00 | 29,000.00 | 100 | 2010 | 2010 | 3 | 74 | 21,460 | |
| 4 | 0006 | ELECTRIC L | 0 | 0 | 0 | 0 | 1.00 | UT | 8,500.00 | 8,500.00 | 100 | 2011 | 2011 | 3 | 47 | 3,995 | |
| 5 | 0872 | SEAWALL VI | 0 | 0 | 0 | 0 | 50.00 | LF | 38.00 | 38.00 | 100 | 2006 | 2006 | 3 | 27 | 513 | |
| 6 | 0330 | BOAT SHED | 0 | 0 | 30 | 12 | 360.00 | SF | 16.50 | 16.50 | 100 | 2017 | 2017 | GD | 89 | 5,287 | |
| 7 | 0375 | WOOD WALK | 0 | 0 | 28 | 6 | 168.00 | SF | 15.00 | 15.00 | 100 | 2020 | 2020 | 3 | 89 | 2,243 | |
| 8 | 0375 | WOOD WALK | 0 | 0 | 20 | 8 | 160.00 | SF | 15.00 | 15.00 | 100 | 2020 | 2020 | 3 | 89 | 2,136 | |
| 9 | 0872 | SEAWALL VI | 0 | 0 | 0 | 0 | 87.00 | LF | 38.00 | 38.00 | 100 | 2020 | 2020 | 3 | 89 | 2,942 | |
| 10 | 0209 | CONCRETE P | 0 | 0 | 0 | 0 | 910.00 | SF | 8.00 | 8.00 | 100 | 2020 | 2020 | 3 | 89 | 6,479 | |

## LAND DESCRIPTION

TOTAL OB/XF 46,264

| 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 | | | 74.00 | 117.00 | 1.00 | LT | | 1.00 | 1.00 | 2.50 | 75,000.00 | 187,500.00 | 187,500 | | | | | | | |
| 2 | 000195 | C | RES WET SLIP | 0 | | | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 08/17/2020 BY MMJT Total Acres: 0.20 Total Land Value: 222,500 Market: 0 Agricultural: 0 Common: 222,500 PRINTED 06/24/2026 BY SYS