TRADEWINDS SUBDV LOT 18
OR 504 P 451
OR 562 P 776 OR 919 P 476

CROSBY C JEROME/CROSBY TAMMY W
P O BOX 41
WILLACOOCHEE, GA 31650

2024

08-6S-01W-302-04863-A18

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		LGL DATE	
XF DATE	05/09/2017 RTRT	LAND DATE	01/10/2021 TB
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	1,674
TOTAL LAND VALUE - MARKET	187,500
TOTAL MARKET VALUE	189,174
SOH/AGL Deduction	0
ASSESSED VALUE	189,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,174
TOTAL JUST VALUE	189,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,298

MM 5 YR CK, PU XFOBS, DEMO XFOBS.

S/O BOAT SLIP C TO NEW PRCL 04862-00C

OR 1289 P 259 QC DEED

COA PER NCOA REPORT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0357	8/04/2022	WD	Q	I	01	275,000
GRANTOR: UNGER FAMILY TRUST KA						
GRANTEE: CROSBY C JEROME & T						
1279/0354	8/04/2022	QC	U	V	30	100
GRANTOR: UNGER FREDERIC WILLIA						
GRANTEE: UNGER FAMILY TRUST						

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
1	0371	FLOATING D	0	0	14	3	42.00	SF	20.00	20.00	100	2020	2020	3	89	748	
2	0371	FLOATING D	0	0	13	4	52.00	SF	20.00	20.00	100	2020	2020	3	89	926	

LAND DESCRIPTION

TOTAL OB/XF 1,674

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	000132	C	SFR RIVER	0			70.00	135.00	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 04/29/2026 BY SYS