TRADEWINDS SUBDV LOT 20 &
BOAT SLIP G OR 504 P 451
OR 557 P 735 OR 523 P 564

GBHFLA LLC
186 DEER HILL DRIVE
OCHLOCKNEE, GA 31773

2024

08-6S-01W-302-04863-A20

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	0
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	212,500
SOH/AGL Deduction	8,924
ASSESSED VALUE	203,576
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,576
TOTAL JUST VALUE	212,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,923

DOCKS ARE PART OF HOA

CORRECTION TO KEYED FIELD WORK.

MM 5YR CK, PU XFOBS.

MM 5 YR CK, DEMO XFOBS, PU XFOBS.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1167/0738	8/17/2020	QC	U	V	11	100
GRANTOR: UNGER FREDERIC W & KA						
GRANTEE: GBHFLA LLC						
0901/0508	2/11/2013	WD	U	V	11	100
GRANTOR: UNGER FREDERIC W						
GRANTEE: UNGER FREDERIC W &						

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	000003	C	VAC OCH RIVE	0			70.00	125.00	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	25,000.00	25,000.00	25,000							

REVIEW DATE 05/20/2022 BY MMLA Total Acres: 0.20 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 06/17/2026 BY SYS