

TRADEWINDS SUBDV LOT 21 &  
 BOAT SLIP H OR 504 P 451  
 OR 557 P 576 OR 523 P 564

CURRIEO STEVEN A/CURRIEO JANNA T  
 73 TOP SAIL WAY  
 PANACEA, FL 32346

**2024**

08-6S-01W-302-04863-A21

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 Floor	12	HARDWOOD 100
Interior Floor	11	CLAY TILE 30
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		3.5 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100
Kitchen	00	N/A 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,709	172.9600	197.17	731,304	2009	2009	0	0	14.00	86.00

1 SINGLE FAM 100% - 2024 Heated Area: 2948 HX Base Yr 2024

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		628,921	
TOTAL MARKET OB/XF VALUE		27,977	
TOTAL LAND VALUE - MARKET		212,500	
TOTAL MARKET VALUE		869,398	
SOH/AGL Deduction		201,318	
ASSESSED VALUE		668,080	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		618,080	
TOTAL JUST VALUE		869,398	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		845,955	
2023 CERT OF CORR R230030			
CLEANED UP SKETCH			
DOCKS ARE PART OF HOA			
COA PER HX APP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000618	ELECTRIC	0	07/09/2020
2012332	BOAT LIFT	0	05/25/2012
2008476	SFD-CO	0	05/30/2008

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,365	100	2009	1,365	231,458
DCK	564	10	2009	56	9,496
FOP	96	30	2009	29	4,917
FSP	468	55	2009	257	43,579
FSP	468	55	2009	257	43,579
FUS	1,365	100	2009	1,365	231,458
PCP	1,617	10	2009	162	27,470
SFB	273	80	2009	218	36,965
<b>TOTALS</b>	<b>6,216</b>			<b>3,709</b>	<b>628,921</b>

BLD DATE	03/14/2018	MMSR	LGL DATE	01/10/2021	TB
XF DATE	03/14/2018	MMSR	LAND DATE		
INC DATE			AG DATE		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1200/0243	3/26/2021	WD	Q	I	01	900,000
GRANTOR: HURST HAYWARD						
GRANTEE: CURRIEO STEVEN A &						
1200/0241	3/22/2021	QC	U	I	11	100
GRANTOR: PRINCETON (FORTY EIGH						
GRANTEE: HURST HAYWARD						

L N	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	0005	ELEVATOR	0	100	0	0	UT	1.00	29,000.00	100	2009	2009	3	72	20,880	
2	0330	BOAT SHED	0	100	26	12	SF	16.50	16.50	100	2012	2012	GD	52	2,677	
3	0006	ELECTRIC L	0	100	0	0	UT	8,500.00	8,500.00	100	2012	2012	3	52	4,420	

EXTRA FEATURES																
73 TOP SAIL WAY, PANACEA																
TOTAL OB/XF 27,977																

BUILDING NOTES																
PCP=[YR=2009;ORIG=-51,12] W47 S43 E13 N12 E13 S12 E13 N31 E8 N12 \$																
BAS=[YR=2009;ORIG=-8,24] W39 S32 E13 S9 E13 N9 E13 N32 \$																
FUS=[YR=2009;ORIG=20,24] S32 E13 S9 E13 N9 E13 N32 W39 \$																
DCK=[YR=2009;ORIG=0,0] W47 S12 E47 N12 \$																
FSP=[YR=2009;ORIG=-8,24] N12 W39 S12 E39 \$																
FSP=[YR=2009;ORIG=20,12] S12 E39 N12 W39 \$																
SFB=[YR=2009;ORIG=-85,43] S21 E13 N21 W13 \$																
POP=[YR=2009;ORIG=0,12] W8 S12 E8 N12 \$																
PTR=[ORIG=0,0] E20 S12 N12 W20 \$																

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			70.00	125.00	1.00	LT		1.00	2.50	75,000.00	187,500.00	187,500							
2	000195	C	RES WET SLIP	100			0.00	0.00	1.00	UT		1.00	1.00	25,000.00	25,000.00	25,000							