

TRADEWINDS SUBDV LOT 22 &
 BOAT SLIP I OR 504 P 451
 OR 557 P 99 OR 523 P 564

BIGHAM FAMILY TRUST ETAL/BIGHAM SIDNEY C JR
 2806 RABBIT HILLS RD
 TALLAHASSEE, FL 32312

2024

08-6S-01W-302-04863-A22



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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 48,043 ASSESSED VALUE 164,457 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 164,457 TOTAL JUST VALUE 212,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 205,298														
															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														
															DOCKS ARE PART OF HOA MM 5 YR CK, DEMO XFOBS, PU XFOBS. 5 YR PRCL CH, N/C ADD STREET NAME PERMIT NUM DESCRIPTION AMT ISSUED														
															SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1378/0893 9/20/2024 TR U V 19 100 GRANTOR: BIGHAM SIDNEY C JR GRANTEE: BIGHAM FAMILY TRUST 0557/0099 9/10/2004 WD U V 620,000 GRANTOR: TRADEWINDS GRANTEE: BIGHAM														
TOTALS															BLD DATE 05/09/2017 RTRT LGL DATE 01/10/2021 TB XF DATE INC DATE EXTRA FEATURES TOP SAIL WAY, PANACEA														
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	BUILDING NOTES												
																	BUILDING DIMENSIONS												
LAND DESCRIPTION																	TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			76.00	135.00	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 05/12/2022 BY MMLA Total Acres: 0.24 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 04/29/2026 BY SYS																													