

TRADEWINDS SUBDV LOT 25 &
 BOAT SLIP D-1
 OR 504 P 451 OR 557 P 542

KELL JOHN W
 P O BOX 4517
 CANTON, GA 30114-0018

2024

08-6S-01W-302-04863-A25

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 4,813 TOTAL LAND VALUE - MARKET 62,250 TOTAL MARKET VALUE 67,063 SOH/AGL Deduction 0 ASSESSED VALUE 67,063 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 67,063 TOTAL JUST VALUE 67,063 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 85,327																					
															PU XFOBS. MM 5 YR CK, CH PUSE CODE, DEMO XFOBS, 5 YR PRCL CK NC COA PER NCOA REPORT																					
DOR CODE 0000 VACANT RESIDENTIAL															<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>200950</td> <td>DOCK,B-LIFT,ELEC</td> <td>0</td> <td>01/21/2009</td> </tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED	200950	DOCK,B-LIFT,ELEC	0	01/21/2009				
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200950	DOCK,B-LIFT,ELEC	0	01/21/2009																																	
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																																				
EXTRA FEATURES															BALTIMORE CLIPPER CT, PANACEA																					
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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	0006	ELECTRIC L	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2008	2008	3	34	2,890																				
4	0375	WOOD WALK	0	0	29	4	116.00	SF	15.00	15.00	100	2020	2020	3	89	1,549																				
5	0375	WOOD WALK	0	0	14	2	28.00	SF	15.00	15.00	100	2020	2020	3	89	374																				
															TOTAL OB/XF 4,813																					
LAND DESCRIPTION																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	000000	C	VAC RES	0			74.00	84.00	1.00	LT		1.00	1.00	0.70	75,000.00	52,500.00	52,500																			
2	000195	C	RES WET SLIP	0			0.00	0.00	1.00	UT		1.00	1.00	0.65	15,000.00	9,750.00	9,750																			
REVIEW DATE 07/19/2022 BY MMLA Total Acres: 0.14 Total Land Value: 62,250 Market: 0 Agricultural: 0 Common: 62,250 PRINTED 06/17/2026 BY SYS																																				