TRADEWINDS SUBDV LOT 28 &
BOAT SLIP D-2
OR 504 P 451 OR 557 P 711

CHASE CAPITAL INVESTMENTS LLC
980 BIRMINGHAM RD STE 501-397
MILTON, GA 30004

**2024**

**08-6S-01W-302-04863-A28**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISCELLANEOUS | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

MAINSAIL CT, PANACEA

| | | | |
|---|---|---|---|
| BLD DATE | 12/29/2008 KLSR | LGL DATE | 08/27/2012 JBMA |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |

## 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 | 55,500 |
| TOTAL MARKET VALUE | 55,500 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 55,500 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 55,500 |
| TOTAL JUST VALUE | 55,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 55,500 |

5YR PRCL CK NC

5 YR PRCL CH, N/C

COA PER ACCURINT REPORT 9/2015

2015 TRIM RET, NOT DLVRBLE, UTF

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1272/0390 | 6/29/2022 | WD | Q | V | 01 | 55,000 |
| GRANTOR: PRIME MANAGEMENT LLC | | | | | | |
| GRANTEE: CHASE CAPITAL INVES | | | | | | |
| 1131/0256 | 10/02/2019 | FC | U | V | 38 | 50,000 |
| GRANTOR: MILANO MARIO | | | | | | |
| GRANTEE: PRIME MANAGEMENT LL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 000100 | C | SFR | 0 | | | 105.00 | 120.00 | 1.00 | LT | | 1.00 | 1.00 | 0.60 | 75,000.00 | 45,000.00 | 45,000 | | | | | | | |
| 2 | 000195 | C | RES WET SLIP | 0 | | | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 0.70 | 15,000.00 | 10,500.00 | 10,500 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 0.29 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 04/29/2026 BY SYS