TRADEWINDS SUBDV LOT 44 &
BOAT SLIP N
OR 523 P 564 OR 504 P 451 OR 558 P 520

TRIDECK HOLDINGS LLC
PO BOX 14083
TALLAHASSEE, FL 32317

2024

08-6S-01W-302-04863-A44

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

ENDEAVOUR DR, PANACEA

BLD DATE		LGL DATE	
XF DATE	04/13/2017 MMJT	LAND DATE	04/13/2017 MMJT
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	100,000
SOH/AGL Deduction	12,222
ASSESSED VALUE	87,778
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,778
TOTAL JUST VALUE	100,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,798

COR PRCL USE TO VAC RES FOR 2024

DOCKS ARE PART OF HOA

MM 5 YR CK, PU XFOBS.

5 YR PRCL CK, DEL XFOB LN 1 & 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1241/0530	11/30/2021	WD	Q	V	01	68,000
GRANTOR: FREEMAN ARTHUR S						
GRANTEE: TRIDECK HOLDINGS, L						
1109/0181	4/15/2019	WD	Q	V	01	72,500
GRANTOR: SANDERS HEATH WAYNE &						
GRANTEE: FREEMAN ARTHUR S						

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	000100	C	SFR	0			80.00	90.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							
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: 0.17 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 04/29/2026 BY SYS