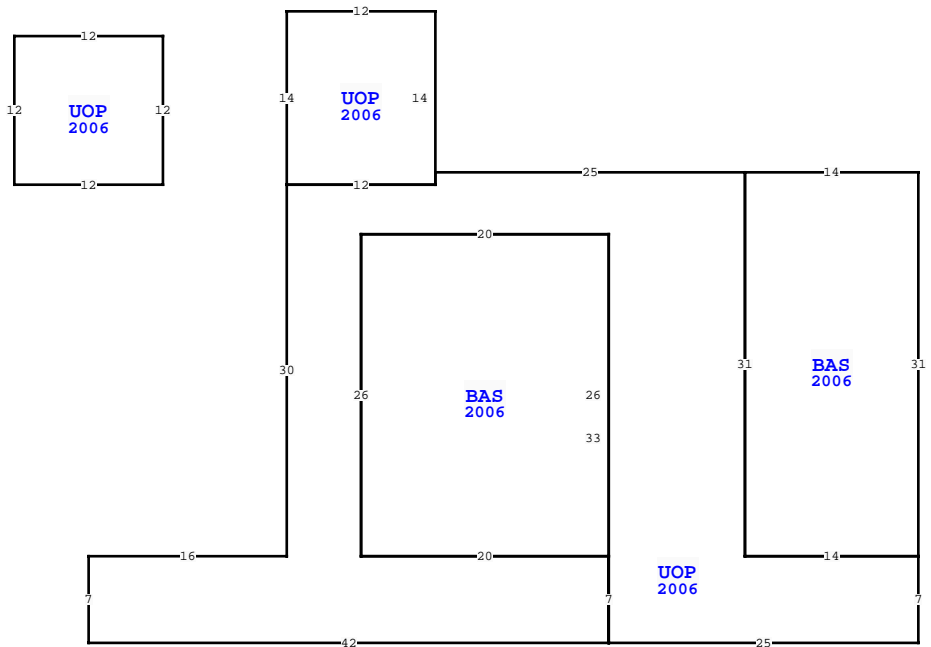




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	PILE CONCR 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 50				
06	CUST PANEL 50				
11	CLAY TILE 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
07	GOOD				
0900	RES COMMON ELMTS				
4	MKT AREA	03			
302.00	1.20/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	434	100	2006	434	65,751
BAS	520	100	2006	520	78,779
UOP	144	20	2006	29	4,394
UOP	168	20	2006	34	5,151
UOP	2,124	20	2006	425	64,387
TOTALS	3,390			1,442	218,460

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0301	01	1,442	184.5750	199.34	287,448	2006	2006	0	0	24.00	76.00
1 OFF/RECREA 0% - 0 Heated Area: 954 HX Base Yr											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY		RECONCILE		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE	0			
TOTAL MARKET OB/XF VALUE	0			
TOTAL LAND VALUE - MARKET	0			
TOTAL MARKET VALUE	0			
SOH/AGL Deduction	0			
ASSESSED VALUE	0			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	0			
NCON VALUE	5,257			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	0			
THE BASE IS OVERLAPPING THE UOP AND WE HAVE IT AS				
MM - PRMT CK, DEMO XFOB, PU XFOBS. 09-08-2023				
MM 5 YR CK, CH QUAL, DEMO XFOBS.				
5 YR PRCL CH, PU XFOB LN 12-14				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
B23-000231	REPAIRS-CC	0	04/03/2023	
21000699	ELEC	0	06/28/2021	
20001094	ELECTRICAL	0	11/12/2020	
19000566	MECH	0	12/03/2019	
19000138	RERPAIRS	0	03/22/2019	
18001196	ELECTRIC	0	11/08/2018	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
0644/0484	2/01/2006	QC Q	Q I 01	100
GRANTOR: TRADEWINDS AT OCHLOCK				
GRANTEE: TRADEWINDS SUBDIVIS				
0504/0451	9/15/2003	WD Q	V	4,250,000
GRANTOR: MCMILLAN				
GRANTEE: TRADEWINDS				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2006] W14 S31 E14 UOP=[YR=2006] W14 N31 W25 S1 W12				
UOP=[YR=2006] E12 N14 W12 S14\$ PTR=[YR=2006] W10				
UOP=[YR=2006] N12 W12 S12 E12\$ E10\$ S30 W16 S7 E42 N33 W20				
S26 E20 BAS=[YR=2006] W20 N26 E20 S26\$ S7 E25 N7\$ N31\$.				

EXTRA FEATURES																	
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	0335	ALUMINUM W	0	0	0	0	450.00	SF	17.00	17.00	10	2005	2005	3	10	765	
2	0350	BOATDOCK A	0	0	39	12	468.00	SF	24.00	24.00	10	2004	2004	AV	10	1,123	
3	0375	WOOD WALK	0	0	390	6	2,340.00	SF	15.00	15.00	10	2004	2004	3	10	3,510	
5	0213	CONCRETE P	0	0	51	30	1,530.00	SF	6.00	6.00	100	2006	2006	3	100	9,180	
6	0125	MTL/VYL AC	0	0	0	0	300.00	LF	19.00	19.00	100	2006	2006	3	27	1,539	
7	0230	POOL, CONCR	0	0	0	0	1,386.00	SF	65.00	65.00	100	2006	2006	3	27	24,324	
8	0380	BRICK PATI	0	0	0	0	3,898.00	SF	3.00	3.00	100	2006	2006	3	100	11,694	
9	0820	SEAWALL, WO	0	0	0	0	48.00	LF	34.00	34.00	100	2007	2007	3	30	490	
10	0840	SEAWALL RI	0	0	0	0	86.00	LF	38.00	38.00	10	2014	2014	3	10	327	
11	0350	BOATDOCK A	0	0	32	8	256.00	SF	24.00	24.00	10	2015	2015	AV	10	614	
TOTALS															53,566		

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	000900	C	COMMON AREA	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	0.00	0.00	0							



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																																			
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																				RECONCILE 0 0 0 0 0 0 0 0 0 5,257 0 5 YR PRCL CH, N/C CODE XFOB LN 13, PU XFOB LN 16,PU FNDN & FRME 5 YR PRCL CH, DEL XFOB LN 1,2,7,8 & 12, CHG APPRAISER OF NAME/ADDRESS CHG BY TWHOA-F.CUDA																																					
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12	0350	BOATDOCK A	0 0	32	8	256.00	SF	24.00	24.00	10	2015	2015	AV	10	614																																										
20	0209	CONCRETE P	0 0	27	17	459.00	SF	8.00	8.00	100	2024	2020	AV	89	3,268																																										
21	0180	JACUZZI BU	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2006	AV	27	1,620																																										
22	0872	SEAWALL VI	0 0	0	0	10.00	LF	38.00	38.00	100	2024	2022	AV	97	369																																										
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REVIEW DATE 09/08/2023 BY MMLA Total Acres: 6.50 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 04/29/2026 BY SYS																																																									