TRADEWINDS SUBDV
BOAT DOCK 7
OR 504 P 451

TRIDECK HOLDINGS LLC
PO BOX 14083
TALLAHASSEE, FL 32317

2024

08-6S-01W-302-04863-D07

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9902	CANAL/WATER WAY	
MAP NUM	4	MKT AREA	01
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

, PANACEA

BLD DATE		LGL DATE	
XF DATE	07/09/2019 MMAK	LAND DATE	07/09/2019 MMAK
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,244
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	37,244
SOH/AGL Deduction	17,711
ASSESSED VALUE	19,533
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,533
TOTAL JUST VALUE	37,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,757

& 4

5 YR PRCL CH, PU XFOB LN 1 & 2, DEL XFOB LN 3

5 YR PRCL CHK CHG CODE XFOB LN1

ADD CHG

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1241/0471	11/30/2021	WD	Q	V	05	200,000
GRANTOR: TI TRADEWINDS, LLC						
GRANTEE: TRIDECK HOLDINGS, L						
0890/0510	9/12/2012	WD	U	V	12	1,112,300
GRANTOR: NELSON TERRY C						
GRANTEE: TI TRADEWINDS, LLC						

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
1	0375	WOOD WALK	0	0	24	3	72.00	SF	15.00	15.00	100	2019	2019	3	85	918	
2	0375	WOOD WALK	0	0	13	8	104.00	SF	15.00	15.00	100	2019	2019	3	85	1,326	

LAND DESCRIPTION

TOTAL OB/XF 2,244

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	009903	C	BOAT SLIP	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/09/2019 BY MMAK Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/17/2026 BY SYS