TRADEWINDS SUBDV
BOAT DOCK 8 OR 504 P 451
OR 760 P 331 OR 890 P 510

BASCOM ANDREW J/BASCOM AMBER NICOLE
7322 OX BOW CIR
TALLAHASSEE, FL 32312

2024

08-6S-01W-302-04863-D08

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	15,096
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	50,096
SOH/AGL Deduction	0
ASSESSED VALUE	50,096
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,096
TOTAL JUST VALUE	50,096
NCON VALUE	7,565
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,669

DOCKS ARE PART OF HOA

& 5

5 YR PRCL CH, PU XFOB LN 2 & 3, DEL XFOB LN 4

04863-D08 BEING ASSESSED AS SUCH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000895	BOAT LIFT/HOUSE	0	07/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/0535	8/24/2023	CR	U	V	11	100
GRANTOR: SMITH RANKIN M JR & J						
GRANTEE: BASCOM ANDREW J & A						
1035/0031	5/12/2017	WD	U	V	12	250,000
GRANTOR: TI TRADEWINDS, LLC						
GRANTEE: SMITH RANKIN M JR &						

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	0330	BOAT SHED	0	0	30	12	360.00	SF	16.50	16.50	100	2017	2017	GD	89	5,287	
2	0375	WOOD WALK	0	0	24	3	72.00	SF	15.00	15.00	100	2019	2019	3	85	918	
3	0375	WOOD WALK	0	0	13	8	104.00	SF	15.00	15.00	100	2019	2019	3	85	1,326	
6	0006	ELECTRIC L	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2024	2020		89	7,565	

LAND DESCRIPTION

TOTAL OB/XF 15,096

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 04/29/2026 BY SYS