

BOAT DOCK # 1 DOCKSIDE AT
 TRADEWINDS PB 6 P 36
 OR 1287 P 859 OR 1376 P 78

KMKKB FAMILY TRUST/GUTHRIE ROBERT JOHN
 933 BOWENS MILL RD
 DOUGLAS, GA 31533

2024

08-6S-01W-424-04863-001



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									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 20,029 TOTAL LAND VALUE - MARKET 45,000 TOTAL MARKET VALUE 65,029 SOH/AGL Deduction 18,328 ASSESSED VALUE 46,701 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 46,701 TOTAL JUST VALUE 65,029 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 42,455											
																				NEW PRCL MOVED FROM 04863-D10 PER NEW SUBD PB 6 P 36 DOCKSIDE AT TRADEWINDS SUBD # 424											
DOR CODE 9902 CANAL/WATER WAY																				PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM 4 MKT AREA 03																															
NEIGHBORHOOD/LOC 000 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															SALES DATA											
						OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE																									
						1376/0078 8/22/2024 WD U I 11 100																									
						GRANTOR: HACT ENTERPRISES, LLC																									
						GRANTEE: KMKKB FAMILY TRUST																									
						1287/0859 10/10/2022 QC U I 11 100																									
						GRANTOR: HURST HAYWARD																									
						GRANTEE: HACT ENTERPRISES, L																									
TOTALS																				BUILDING NOTES											
EXTRA FEATURES										CUTTY SARK CT, PANACEA										BUILDING DIMENSIONS											
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	0330	BOAT SHED	0 0	48 15	720.00	SF	16.50	16.50	100	2018	2018	GD	89	10,573																	
2	0006	ELECTRIC L	0 0	0 0	1.00	UT	10,625.00	10,625.00	100	2018	2018	EX	89	9,456																	
										TOTAL OB/XF 20,029																					
LAND DESCRIPTION										TOTAL OB/XF 20,029																					
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	000195	C	RES WET SLIP	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	45,000.00	45,000.00	45,000														
REVIEW DATE 01/06/2021 BY PB Total Acres: 0.04 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 06/17/2026 BY SYS																															