BOAT DOCK # 2 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-424-04863-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9902	CANAL/WATER WAY	
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
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		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	17,177
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	52,177
SOH/AGL Deduction	33,765
ASSESSED VALUE	18,412
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,412
TOTAL JUST VALUE	52,177
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	16,738

DOCKS ARE PART OF HOA

NEW PRCL MOVED FROM 04863-D02 PER NEW SUBD

PB 6 P 36 DOCKSIDE AT TRADEWINDS SUBD # 424

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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	V	11	100
GRANTOR: HURST HAYWARD						
GRANTEE: HACT ENTERPRISES, L						

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
3	0006	ELECTRIC L	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2024	2020		89	7,565	
4	0330	BOAT SHED	0	0	48	12	576.00	SF	18.75	18.75	100	2024	2023	EX	89	9,612	

LAND DESCRIPTION

TOTAL OB/XF 17,177

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	000195	C	RES WET 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 07/09/2022 BY MMLH Total Acres: 0.02 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/17/2026 BY SYS