P-14-7-M-55
.02 AC M/L IN THE SE 1/4 OF
THE NE 1/4 OF FRACTIONAL LOT

PETRANDIS JIMMY G/PETRANDIS JIMMY L
535 HIGH OAKS CT
TALLAHASSEE, FL 32312

2024

12-6S-02W-000-03879-709

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

MASHES SANDS RD, PANACEA

BLD DATE		LGL DATE	
XF DATE	03/19/2009 MMHC	LAND DATE	03/18/2014 MMSR
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	8,329
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	56,329
SOH/AGL Deduction	46,454
ASSESSED VALUE	9,875
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,875
TOTAL JUST VALUE	56,329
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,977

MM 5 YR CK, PU XFOBS.

5 YR PRCL CK NC

5 YR PRCL CH, N/C

COA PER TC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0656/0452	5/11/2006	QC	Q	V	01	100
GRANTOR: TIDE CREEK MARINA INC						
GRANTEE: JIMMYS BY THE BAY						
0656/0447	5/11/2006	QC	Q	V	01	100
GRANTOR: GEORGES BY THE BAY IN						
GRANTEE: TIDE CREEK MARINA I						

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	0006	ELECTRIC L	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2004	2004	3	23	1,955	
2	0371	FLOATING D	0	0	24	6	144.00	SF	20.00	20.00	100	2001	2001	3	20	576	
3	0371	FLOATING D	0	0	48	3	144.00	SF	20.00	20.00	50	2001	2001	3	50	1,440	
4	0850	SEAWALL CO	0	0	0	0	24.00	LF	42.00	42.00	100	2001	2001	3	20	202	
5	0325	BOAT SLIP	0	0	0	0	2.00	UT	2,500.00	2,500.00	100	2006	2006	3	27	1,350	
6	0371	FLOATING D	0	0	8	4	32.00	SF	20.00	20.00	100	2001	2001	3	20	128	
7	0371	FLOATING D	0	0	12	12	144.00	SF	20.00	20.00	100	2021	2021	3	93	2,678	

LAND DESCRIPTION

TOTAL OB/XF 8,329

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	1.20	40,000.00	48,000.00	48,000							

REVIEW DATE 07/21/2022 BY MMLA Total Acres: 0.02 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 04/01/2026 BY SYS