SHELL POINT HARBOR
LOT 21
OR 24 P 43 & OR 69 P 185

COGNETTA ARMAND B JR/COGNETTA SUZANNE D
3908 WEST MILLER BRIDGE RD
TALLAHASSEE, FL 32312

2024

00-00-121-133-11965-021

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC RES / WXFOBS	
MAP NUM	4	MKT AREA	06
NEIGHBORHOOD/LOC	122.200	1.40/	

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

ROYSTER DR, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	05/23/2018 MMTP	LAND DATE	05/23/2018 MMTP
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	7,074
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	127,074
SOH/AGL Deduction	9,149
ASSESSED VALUE	117,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,925
TOTAL JUST VALUE	127,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,205

MM 5YR CK, CHG PUSE TO 0001, LAND CODE TO 0000, CH

5YR CK NC MM PER DAILY REPORT

5 YR PRCL CHK PU XFOB LN 6,7

5 YR PRCL CH, PU XFOB LN 1-5, DEL XFOB LN 6-7

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0396/0107	12/12/2000	WD	U	V		36,000
GRANTOR: COOKE WILLIAM N & PAT						
GRANTEE: COGNETTA ARMAND B J						
0205/0540	1/01/1993	WD	U	V		5,000
GRANTOR:						
GRANTEE:						

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	0335	ALUMINUM W	0	0	16	4	64.00	SF	17.00	17.00	100	2010	2010	3	43	468	
2	0350	BOATDOCK A	0	0	25	5	125.00	SF	24.00	24.00	100	2007	2007	3	30	900	
3	0371	FLOATING D	0	0	20	10	200.00	SF	20.00	20.00	100	2007	2007	3	30	1,200	
4	0371	FLOATING D	0	0	20	10	200.00	SF	20.00	20.00	100	2007	2007	3	30	1,200	
5	0371	FLOATING D	0	0	7	5	35.00	SF	20.00	20.00	100	2007	2007	3	30	210	
6	0371	FLOATING D	0	0	7	5	35.00	SF	20.00	20.00	100	2016	2016	3	72	504	
7	0371	FLOATING D	0	0	20	9	180.00	SF	20.00	20.00	100	2016	2016	3	72	2,592	

LAND DESCRIPTION

TOTAL OB/XF 7,074

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	000000	C	VAC RES	0		R1	100.00	117.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE 04/11/2023 BY MMLW Total Acres: 0.27 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 04/01/2026 BY SYS