

CEDAR ISLAND A REPLAT OF SHELL
POINT BEACH UNIT 6 LOT 4
INCLUDING 1/8 INTEREST IN

JOHNSON TRAVIS
135 CEDAR ISLAND WAY
CRAWFORDVILLE, FL 32327

2024

00-00-121-168-11968-105



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms	4	100
Bathrooms	3	100
Story Height	0	100
Stories	2.	2. 100
Units	0	100
Quality	07	GOOD
DOR CODE	0100	SINGLE FAMILY
MAP NUM	4	MKT AREA 06

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,406	173.6500	164.97	726,858	2020	2020	0	0	3.00	97.00

1 SINGLE FAM 100% - 2024 Heated Area: 3598 HX Base Yr 2024

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		705,052	
TOTAL MARKET OB/XF VALUE		87,278	
TOTAL LAND VALUE - MARKET		176,000	
TOTAL MARKET VALUE		968,330	
SOH/AGL Deduction		0	
ASSESSED VALUE		968,330	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		918,330	
TOTAL JUST VALUE		968,330	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		970,822	
PRMT PU BOAT DOCKS & LIFTS LN 6-10 CC10-3-22			
5 YR PRCL CK, PU NEW SFD & XFOB LN 1-4			
COA PER TCO			
FOR CONSISTENCY.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000368	SEAWALL	0	09/07/2023
B21-000333	DOCK & BOAT HOUSE		02/14/2022
19000765	SFD-CO	0	05/24/2019
19000853	GENERATOR	0	05/23/2019
2006877	REPLACE S-WALL	0	05/23/2006

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,184	100	2020	2,184	349,485
DCK	168	10	2020	17	2,720
DCK	348	10	2020	35	5,601
DCK	360	10	2020	36	5,761
FOP	624	30	2020	187	29,924
FOP	624	30	2020	187	29,924
FUS	1,414	100	2020	1,414	226,270
PCP	3,462	10	2020	346	55,368
TOTALS	9,184			4,406	705,052

EXTRA FEATURES																	
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	0872	SEAWALL VI	0	100	0	0		190.00	LF	38.00	38.00	100	2006	2006	3	27	1,949
2	0005	ELEVATOR	0	100	0	0		1.00	UT	29,000.00	29,000.00	100	2020	2020	3	94	27,260
3	0140	FIRE PLACE	0	100	0	0		2.00	UT	1,900.00	1,900.00	100	2020	2020	3	94	3,572
4	0060	DECK WOOD	0	100	0	0		120.00	SF	5.00	5.00	100	2020	2020	3	97	582
5	0210	CONCRETE D	0	100	0	0		4,108.00	SF	6.00	6.00	100	2020	2020	3	89	21,937
6	0375	WOOD WALK	0	100	31	6		186.00	SF	15.00	15.00	100	2022	2022	3	97	2,706
7	0350	BOATDOCK A	0	100	22	12		264.00	SF	26.40	26.40	100	2022	2022	GD	97	6,761
8	0350	BOATDOCK A	0	100	39	7		273.00	SF	26.40	26.40	100	2022	2022	GD	97	6,991
9	0006	ELECTRIC L	0	100	0	0		1.00	UT	8,500.00	8,500.00	100	2022	2022	3	97	8,245
10	0007	ELECTRIC L	0	100	0	0		1.00	UT	7,500.00	7,500.00	100	2022	2022	3	97	7,275

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	V / I	RSN CD	SALE PRICE
1090/0031	10/26/2018	WD Q	Q	V	01	195,000
GRANTOR: PROMIS LAND MINISTRIE						
GRANTEE: JOHNSON TRAVIS						
1003/0369	6/21/2016	WD U	V	V	17	100
GRANTOR: ADAMS ALVIN E						
GRANTEE: PROMISE LAND MINIST						

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	100			0.00	0.00	1.00	LT		1.00	1.00	1.10	160,000.00	176,000.00	176,000							

TOTAL OB/XF	
87,278	
BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2020] W52 S12 E52 BAS=[YR=2020] W52 DCK=[YR=2020] N4 W6 S28 E6 N24\$ S42 E52 FOP=[YR=2020] W52 S12 PTR= W20 PCP=[YR=2020] N50 W9 S6 E5 N6 E4 N16 W52 S66 E52\$ E20\$ E52 PTR= E10 DCK=[YR=2020] E30 N12 W30 FUS=[YR=2020] E30 N28 E11 N14 W41 DCK=[YR=2020] E29 N12 W29 S12\$ S42\$ S12\$ W10\$ N12\$ N42\$ N12\$.	

REVIEW DATE 11/03/2022 BY MMNW																													
Total Acres: 0.00						Total Land Value: 176,000						Market: 0						Agricultural: 0						Common: 176,000					