

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

GAVRILENKO ROMAN/ALTURKI NOHAD
 34 THAYER STREET
 LONDON WIU2QX, UK

2024

00-00-121-168-11968-107



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 2,616 TOTAL LAND VALUE - MARKET 176,000 TOTAL MARKET VALUE 178,616 SOH/AGL Deduction 73,761 ASSESSED VALUE 104,855 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 104,855 TOTAL JUST VALUE 178,616 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 178,907																													
																				5 YR PRCL CK NC MM 5 YR PRCL CK, N/C 5 YR PRCL CH, PU XFOB LN 1 CORRECT LAND VAL FOR EQUITY																													
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EXTRA FEATURES CEDAR ISLAND WAY, CRAWFORDVILLE																																																	
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	0870	SEAWALL AL	0	0	0	190.00	LF	51.00	51.00	100	2006	2006	3	27	2,616																																		
LAND DESCRIPTION										TOTAL OB/XF 2,616																																							
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	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.10	160,000.00	176,000.00	176,000																																
REVIEW DATE 01/23/2023 BY MMLW Total Acres: 0.00 Total Land Value: 176,000 Market: 0 Agricultural: 0 Common: 176,000 PRINTED 04/08/2026 BY SYS																																																	