

CEDAR ISLAND A REPLAT OF SHELL
 POINT BEACH UNIT 6 LOT 7
 INCLUDING 1/8 INTEREST IN

ROUTA NICHOLAS
 4370 OLD SAINT AUGUSTINE RD
 TALLAHASSEE, FL 32311-8821

2024

00-00-121-168-11968-108



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																																																												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																																																											
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 2,176 TOTAL LAND VALUE - MARKET 88,000 TOTAL MARKET VALUE 90,176 SOH/AGL Deduction 12,788 ASSESSED VALUE 77,388 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 77,388 TOTAL JUST VALUE 90,176 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 82,417																																																																																												
																				2023 TRIM RETURNED COA 5 YR PRCL CK NC MM CHANGE OF ADDR PER COA REQUEST FORM 5 YR PRCL CK, N/C																																																																																												
DOR CODE		0000 VACANT RESIDENTIAL																		<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>2007813</td> <td>BRIDGE</td> <td>0</td> <td>06/04/2007</td> </tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED	2007813	BRIDGE	0	06/04/2007																																																																											
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																																																																													
2007813	BRIDGE	0	06/04/2007																																																																																																													
MAP NUM		4		MKT AREA						06																																																																																																						
NEIGHBORHOOD/LOC		168.00				1.00/																																																																																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																											
																<table border="1"> <thead> <tr> <th colspan="10">SALES DATA</th> </tr> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> <td colspan="4"></td> </tr> </thead> <tbody> <tr> <td>0799/0751</td> <td>6/01/2009</td> <td>WD U</td> <td>V</td> <td>V</td> <td>11</td> <td>0</td> <td colspan="4"></td> </tr> <tr> <td colspan="7">GRANTOR: ROUTA ROBERT A</td> <td colspan="4"></td> </tr> <tr> <td colspan="7">GRANTEE: ROUTA NICHOLAS</td> <td colspan="4"></td> </tr> <tr> <td>0795/0489</td> <td>6/01/2009</td> <td>WD U</td> <td>V</td> <td>V</td> <td>30</td> <td>109,500</td> <td colspan="4"></td> </tr> <tr> <td colspan="7">GRANTOR: ROUTA ROBERT A</td> <td colspan="4"></td> </tr> <tr> <td colspan="7">GRANTEE: ROUTA NICHOLAS</td> <td colspan="4"></td> </tr> </tbody> </table>										SALES DATA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					0799/0751	6/01/2009	WD U	V	V	11	0					GRANTOR: ROUTA ROBERT A											GRANTEE: ROUTA NICHOLAS											0795/0489	6/01/2009	WD U	V	V	30	109,500					GRANTOR: ROUTA ROBERT A											GRANTEE: ROUTA NICHOLAS										
SALES DATA																																																																																																																
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																																																										
0799/0751	6/01/2009	WD U	V	V	11	0																																																																																																										
GRANTOR: ROUTA ROBERT A																																																																																																																
GRANTEE: ROUTA NICHOLAS																																																																																																																
0795/0489	6/01/2009	WD U	V	V	30	109,500																																																																																																										
GRANTOR: ROUTA ROBERT A																																																																																																																
GRANTEE: ROUTA NICHOLAS																																																																																																																
TOTALS										46 CEDAR ISLAND WAY, CRAWFORDVILLE										<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> <td colspan="4"></td> </tr> </thead> <tbody> <tr> <td>05/30/2018</td> <td>MMJT</td> <td></td> <td>05/30/2018</td> <td>MMJT</td> <td></td> <td colspan="4"></td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/30/2018	MMJT		05/30/2018	MMJT																																																																				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																																																																																											
05/30/2018	MMJT		05/30/2018	MMJT																																																																																																												
EXTRA FEATURES																				BUILDING NOTES																																																																																												
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	0		158.00	LF	51.00				2,176																																																																																																		
LAND DESCRIPTION										TOTAL OB/XF																																																																																																						
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	0.55	160,000.00	88,000.00	88,000																																																																																															
REVIEW DATE 01/23/2023 BY MMLW Total Acres: 0.00 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 04/08/2026 BY SYS																																																																																																																