

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																																																																																																																																																																																																																																																																																																																				
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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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2007813	BRIDGE	0	06/04/2007

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						

BUILDING NOTES

BUILDING DIMENSIONS