

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

SHAW SECURITIES INC  
3520 THOMASVILLE RD, 4TH FLOOR  
TALLAHASSEE, FL 32309

2024

00-00-121-168-11968-109



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									
																				<b>VALUATION BY</b> Tax Group: 3      Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 3,911 <b>TOTAL LAND VALUE - MARKET</b> 88,000 <b>TOTAL MARKET VALUE</b> 91,911 <b>SOH/AGL Deduction</b> 12,543 <b>ASSESSED VALUE</b> 79,368 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 79,368 <b>TOTAL JUST VALUE</b> 91,911 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 84,345 5 YR PRCL CK NC MM 5 YR PRCL CK, N/C ADD CHG PER OWNER VIA TCO 5 YR PRCL CH, PU XFOB LN 1											
DOR CODE		0000		VACANT RESIDENTIAL																											
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																										
TOTALS																															
EXTRA FEATURES										54 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	<b>SALES DATA</b> OFF RECORD Number      DATE      TYPE INST      Q / U      V / I      RSN CD      SALE PRICE 0195/0891      7/02/1992      QC U      V                                    100 GRANTOR: GRANTEE:														
1	0870	SEAWALL AL	0	0	0	0			284.00	LF	51.00				3	27	3,911	<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>													
LAND DESCRIPTION										TOTAL OB/XF										3,911											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 06/10/2026 BY SYS																															