

2.06 ACRES DESC IN OR609 P478
 DEED REFS: OR 115 P.769 &
 OR 112 P 403 OR 191 P 155

HL DEVELOPMENT VENTURES LLC
 2211 BANNERMAN RD
 TALLAHASSEE, FL 32312

2024

00-00-076-000-10250-024

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100	1600	04		
05	STEEL 100				
15	CONC BLOCK 50				
17	CB STUCCO 50				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
11	CLAY TILE 100				
01	FIN.SUSPD 100				
09	ENG F AIR 100				
06	ENG CENTRL 100				
34	100				
0	100				
8	100				
1.	1. 100				
00	N/A 100				
0	100				
03	AVERAGE				
1600	COMMUNITY SHOPPING				
3	MKT AREA		10		
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,000	100	2006	7,000	546,524
CAN	1,400	30	2006	420	32,792
PTO	25	5	2006	1	78
PTO	25	5	2006	1	78
PTO	25	5	2006	1	78
PTO	50	5	2006	2	156
PTO	50	5	2006	2	156
TOTALS	8,575			7,427	579,862

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	COMM SHOP	0%	0									
Heated Area: 7000 HX Base Yr												
BAS 2006 CAN 2006												

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				1,017,321		
TOTAL MARKET OB/XF VALUE				24,411		
TOTAL LAND VALUE - MARKET				358,584		
TOTAL MARKET VALUE				1,400,316		
SOH/AGL Deduction				838,481		
ASSESSED VALUE				561,835		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				561,835		
TOTAL JUST VALUE				1,400,316		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				1,326,234		
5 YR PRCL CK, CHG BLD & XFOBS						
FR 5 YR CK, PU NEW TRAVS & XFOBS						
INCR EYB 2006-2008 HEAT PUMP CC 5-2022						
2022 CERT OF CORR REMOVE NBHD CODE PER EB						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB24-000612	HVAC CHANGE OUT		08/30/2024			
B24-000630	HVAC CHANGE OUT		07/02/2024			
B23-001178	HVAC CHANGE OUT		11/03/2023			
22000461	HEAT PUMP-CC	0	05/09/2022			
20000053	CH OF USE	0	01/16/2020			
17001412	GAS	0	11/01/2017			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0609/0478	8/12/2005	WD Q	V	02		500,000
GRANTOR: BENUS PLAZA LLC						
GRANTEE: HL DEVELOPMENT VENT						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2006] W2 PTO=[YR=2006] N5 W5 S5 E5\$ W33 PTO=[YR=2006] N5 W10 S5 E10 \$ W25 PTO=[YR=2006] N5 W5 S5 E5\$ W35 PTO=[YR=2006] N5 W10 S5 E10\$ W38 PTO=[YR=2006] N5 W5 S5 E5\$ W7 S50 CAN=[YR=2006] S10 E140 N10 W140 \$ E140 N50\$.						

EXTRA FEATURES		27 A-G AZALEA DR, 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	0250	ASPHALT AV	0	0	0	33,258.00	SF	2.00	2.00	100	2006	2006	3	27	17,959	
2	0700	PORT BLDG	0	0	0	1.00	SF	8.00	8.00	100	2017	2017	3	88	7	
3	0211	CONCRETE W	0	0	0	1,079.00	SF	6.00	6.00	100	2006	2006	3	27	1,748	
4	0210	CONCRETE D	0	0	16	36	576.00	SF	6.00	100	2006	2006	3	27	933	
5	0126	5' CONCRETE	0	0	0	56.00	LF	50.00	50.00	100	2006	2006	3	27	756	
6	0920	LIGHT POST	0	0	0	3.00	UT	2,500.00	2,500.00	100	2006	2006	3	27	2,025	
7	0211	CONCRETE W	0	0	42	10	420.00	SF	6.00	100	2009	2009	3	39	983	

BLD DATE		09/11/2019	MMLC	LGL DATE			
XF DATE		09/11/2019	MMLC	LAND DATE		09/11/2019 MMLC	
INC DATE				AG DATE			
TOTAL OB/XF 24,411							

LAND DESCRIPTION													TOTAL OB/XF 24,411												
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	001600	C	COMM SHP CNT	0		C2	1.89	646.00	89,646.00	SF		1.00	1.00	1.00	4.00	4.00	358,584								

2.06 ACRES DESC IN OR609 P478
 DEED REFS: OR 115 P.769 &
 OR 112 P 403 OR 191 P 155

HL DEVELOPMENT VENTURES LLC
 2211 BANNERMAN RD
 TALLAHASSEE, FL 32312

2024

00-00-076-000-10250-024

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
05	STEEL 100		
15	CONC BLOCK 50		
17	CB STUCCO 50		
03	GABLE/HIP 100		
12	MODULAR MT 100		
05	DRYWALL 100		
11	CLAY TILE 100		
01	FIN.SUSPD 100		
09	ENG F AIR 100		
06	ENG CENTRL 100		
00	N/A 100		
03	AVERAGE		
1600	COMMUNITY SHOPPING		
3	MKT AREA	10	
000	1.00/		
BAS	6,000	100	2007
CAN	1,200	30	2007
PTO	25	5	2006
PTO	25	5	2007
PTO	50	5	2007
PTO	50	5	2007
TOTALS	7,350		

MARKET ADJUSTMENTS																																																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																	
1600	04	6,366	92.7382	88.10	560,845	2007	2007	0	0	22.00	78.00																																																	
2 COMM SHOP 0% - 0 Heated Area: 6000 HX Base Yr																																																												
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>6,000</td> <td>100</td> <td>2007</td> <td>6,000</td> <td>412,308</td> </tr> <tr> <td>CAN</td> <td>1,200</td> <td>30</td> <td>2007</td> <td>360</td> <td>24,738</td> </tr> <tr> <td>PTO</td> <td>25</td> <td>5</td> <td>2006</td> <td>1</td> <td>69</td> </tr> <tr> <td>PTO</td> <td>25</td> <td>5</td> <td>2007</td> <td>1</td> <td>69</td> </tr> <tr> <td>PTO</td> <td>50</td> <td>5</td> <td>2007</td> <td>2</td> <td>137</td> </tr> <tr> <td>PTO</td> <td>50</td> <td>5</td> <td>2007</td> <td>2</td> <td>137</td> </tr> <tr> <td>TOTALS</td> <td>7,350</td> <td></td> <td></td> <td>6,366</td> <td>437,459</td> </tr> </tbody> </table>													AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	6,000	100	2007	6,000	412,308	CAN	1,200	30	2007	360	24,738	PTO	25	5	2006	1	69	PTO	25	5	2007	1	69	PTO	50	5	2007	2	137	PTO	50	5	2007	2	137	TOTALS	7,350			6,366	437,459
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																							
BAS	6,000	100	2007	6,000	412,308																																																							
CAN	1,200	30	2007	360	24,738																																																							
PTO	25	5	2006	1	69																																																							
PTO	25	5	2007	1	69																																																							
PTO	50	5	2007	2	137																																																							
PTO	50	5	2007	2	137																																																							
TOTALS	7,350			6,366	437,459																																																							

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				1,017,321		
TOTAL MARKET OB/XF VALUE				24,411		
TOTAL LAND VALUE - MARKET				358,584		
TOTAL MARKET VALUE				1,400,316		
SOH/AGL Deduction				838,481		
ASSESSED VALUE				561,835		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				561,835		
TOTAL JUST VALUE				1,400,316		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				1,326,234		
5 YR PRCL CK, CORR ROOMS, PU XFOB LN 3						
COA PER WAK TCO						
5 YR PRCL CH, N/C						
2013 TRIM RET. ATTEMPTED NOT KNOWN UTF						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2012195	REMODEL-CO	0	04/05/2012			
20101049	REMODEL-CO	0	10/22/2010			
20072	VENT, COOLER, FREEZ	0	01/02/2007			
20073	ELEC SERV	0	01/02/2007			
20061558	ELEC	0	09/26/2006			
20061534	PLUMBING	0	09/22/2006			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
0609/0478	8/12/2005	WD	Q	V	02	500,000
GRANTOR: BENUS PLAZA LLC						
GRANTEE: HL DEVELOPMENT VENT						

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

TOTAL OB/XF													0											
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

BUILDING NOTES												
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2007] W2 PTO=[YR=2006] N5 W5 S5 E5\$ W33 PTO=[YR=2007] N5 W10S5 E10\$ W40 PTO=[YR=2007] N5 W10 S5 E10\$ W38 PTO=[YR=2007] N5 W5 S5 E5\$ W7 S50 CAN=[YR=2007] S10 E120 N10 W120 \$ E120 N50\$.</p>												

LAND DESCRIPTION													TOTAL OB/XF		0									
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