RAKERS ADDITION BLOCK A
LOTS 4, 5, 6 AND THE
NORTH 1/2 OF LOT 7

HL DEVELOPMENT VENTURES LLC
2211 BANNERMAN RD
TALLAHASSEE, FL 32312

2024

00-00-077-015-10697-000

BUILDING CHARACTERISTICS

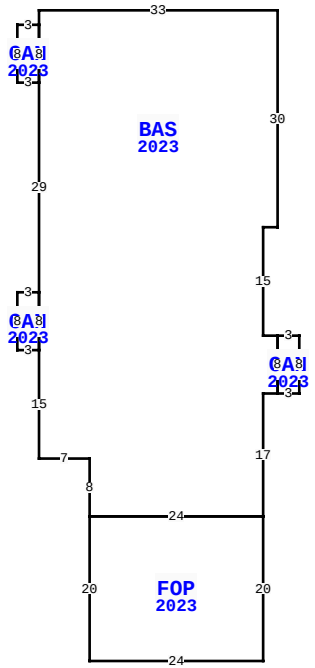
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 70
Exterior Wall	21	STONE 30
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 60
Roof Cover	12	MODULAR MT 40
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Heating Type	09	ENG F AIR 100
Air Condition	07	ENG PACKGE 100
Fixtures		9 100
Bathrooms		2 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Class	4A	AVERAGE 100
Quality	04	ABOVE AVERAGE
DOR CODE	2200	DRIVE THRU REST
MAP NUM	3	MKT AREA 10
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,190	100	2023	2,190	559,825
CAN	24	30	2023	7	1,789
CAN	24	30	2023	7	1,789
CAN	24	30	2023	7	1,789
FOP	480	30	2023	144	36,810
TOTALS	2,742			2,355	602,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	04	2,355	143.4510	258.21	608,085	2023	2023	0	0	0	1.00	99.00

1 FAST FOOD 0% - 2024 Heated Area: 2190 HX Base Yr



75 DOGWOOD DR, CRAWFORDVILLE

BLD DATE	12/18/2017 MMSR	LGL DATE	12/18/2017 MMSR
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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
4	0208	COMM PARKI	0	0	0	0	25.00	UT	2,100.00	2,100.00	100	2024	2023	AV	100	52,500	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	602,004
TOTAL MARKET OB/XF VALUE	52,500
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	1,104,504
SOH/AGL Deduction	378,074
ASSESSED VALUE	726,430
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	726,430
TOTAL JUST VALUE	1,104,504
NCON VALUE	654,504
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	451,869

5 YR PRCL CK, N/C

MM/FR/JS PU NEW COMM.CONSTRUCTION DAIRY QUEEN 08-

5YR PRCL CK NC

5 YR PRCL CH, PU XFOB LN 1, DEL XFOB LN 2-3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00018	WALL & FREE STAND		06/27/2023
B23-000037	COMM BLDG-CO	0	02/02/2023
2007900	A/C	0	06/25/2007
20051884	ELET-SIGN	0	11/17/2005
2005780	SIGN	0	06/07/2005
30132	ELECT	0	04/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1026/0764	2/16/2017	WD	U	V	12	80,000
GRANTOR: PELHAM BANKING COMPAN						
GRANTEE: HL DEVELOPMENT VENT						
0868/0884	10/19/2011	FC	U	V	12	113,700
GRANTOR: AUTRY PETROLEUM COMPA						
GRANTEE: PELHAM BANKING COMP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,10] E33 S30 W2 S15 E2 S8 W2 S17 W24 N8 W7 N15 N8 N29 N8 N2 $
CAN=[YR=2023;ORIG=37,12] E3 S8 W3 N8 $
CAN=[YR=2023;ORIG=37,49] E3 S8 W3 N8 $
CAN=[YR=2023;ORIG=73,55] E3 S8 W3 N8 $
FOP=[YR=2023;ORIG=47,80] E24 S20 W24 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 52,500

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002100	C	RESTAURANT	0		HIC	122.00	117.00	225.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	450,000							

REVIEW DATE 04/17/2024 BY Nwatts Total Acres: 0.33 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 04/22/2026 BY SYS