

RAKERS ADDITION BLOCK A  
S 1/2 OF LOT 7 & ALL OF LOT 8  
OR 79 P 178/732 OR 106 P 109

HL DEVELOPMENT VENTURES LLC  
2211 BANNERMAN RD  
TALLAHASSEE, FL 32312

2024

00-00-077-015-10698-000



ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	03	MASONRY		100	
Exterior Wall	17	CB	STUCCO	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	04	PLYWOOD		50	
Interior Wall	05	DRYWALL		50	
Interior Floo	14	CARPET		100	
Heating Type	13	HEAT PUMP		100	
Air Condition	13	HEAT PUMP		100	
Fixtures				5 100	
Story Height				0 100	
RMS				8 100	
Stories	1.			1. 100	
Class	00	N/A		100	
Fireplace	01	FIREPLACE		100	
Units				0 100	
Quality	03	AVERAGE			
DOR CODE	1700	OFFICE BUILDING			
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	1,869	100	1960	1,869	222,084
FCP	525	30	1960	158	18,775
FOP	72	30	1960	22	2,615
PTO	168	5	1993	8	951
UST	72	40	1993	29	3,446
TOTALS	2,706			2,086	247,869

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1 OFFICE	04	2,086	113.1638	169.75	354,098	1960	2003	0	0	30.00	70.00

Heated Area: 1869 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			247,869
TOTAL MARKET OB/XF VALUE			6,395
TOTAL LAND VALUE - MARKET			61,600
TOTAL MARKET VALUE			315,864
SOH/AGL Deduction			135,238
ASSESSED VALUE			180,626
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			180,626
TOTAL JUST VALUE			315,864
NCON VALUE			1,211
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			323,802
5 YR PRCL CK, CHG XFOBS, PU XFOB, DEMO XFOB			
NEW ROOF; MAKE 80% GOOD PER EB			
MM 5YR CK - ADJUST EYB 1997-2003 FOR			
ADD SS TO NOTC ON PRCL SCREEN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000922	SIGN-CO	0	07/12/2017
17000476	HVAC CO	0	04/07/2017
17000161	SIDING	0	02/07/2017
17000124	RE ROOF-CO	0	01/30/2017
2007807	ROOF REPAIR	0	06/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1032/0563	4/26/2017	CR	U	I	11	100
GRANTOR: ROUTA ROBERT A						
GRANTEE: HL DEVELOPMENT VENT						
1023/0187	1/12/2017	WD	Q	I	01	75,000
GRANTOR: ROUTA ROBERT A						
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	Q	% COND	OB/XF MKT VALUE	NOTES
2	0211	CONCRETE W	0	0	9	5			45.00	100	2006	2006	3	27	73	
3	0250	ASPHALT AV	0	0	0	0	SF	2.00	2.00	100	1993	1993	3	57	4,552	
4	0071	VINYL FENC	0	0	0	0	LF	8.00	8.00	100	2017	2017	3	76	559	
5	0081	4' CHAINLI	0	0	0	0	LF	10.00	10.00	100	1980	1980	3	24	41	
7	0081	4' CHAINLI	0	0	0	0	LF	15.00	15.00	100	2024	2023		100	1,170	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
PTO=[YR=1993] W14 S12 BAS=[YR=1960] N12 W14 S6 W12 N6														
UST=[YR=1993] S6 E12 N6 W12\$ W13 S25 E25 FCP=[YR=1960] W25														
S21 E25 FOP=[YR=1960] E12 N6 W12 S6\$ N21\$ S15 E41 N28 W27\$														
E14 N12\$.														

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001700	C	1STORY OFF	0			37.00	119.00	112.00	FF		1.00	1.00	1.00	550.00	550.00	61,600							