

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 | 0% - 0 | | | | | | | | | | |
| Heated Area: 1869 HX Base Yr | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| BLD DATE | 12/18/2017 | MMSR | LGL DATE | 12/18/2017 | MMSR | INC DATE | 12/18/2017 | MMSR | | | | |

| 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 | |

| 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 | DPHT 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 | | | | | | | | |