

HERON POINT LOT 22  
 OR 798 P 349 OR 1008 P 166  
 OR 1046 P 868

HL DEVELOPMENT VENTURES LLC  
 2211 BANNERMAN RD  
 TALLAHASSEE, FL 32312

**2024**

03-6S-02W-319-03714-022  


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									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 7,000 TOTAL MARKET VALUE 7,000 SOH/AGL Deduction 0 ASSESSED VALUE 7,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,000 TOTAL JUST VALUE 7,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 7,000 5 YR PRCL CK NC MM 5 YR PRCL CK, N/C 5 YR PRCL CH, N/C 5 YR PRCL CH, N/C											
DOR CODE		0000 VACANT RESIDENTIAL																													
MAP NUM		4		MKT AREA																03											
NEIGHBORHOOD/LOC		319.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										REDFISH LN, PANACEA										BLD DATE XF DATE 11/15/2008 MMSR INC DATE LGL DATE LAND DATE 09/14/2018 MMJT AG DATE											
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															
																	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							
1	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000														
REVIEW DATE 12/21/2022 BY MMLW Total Acres: 0.00 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 04/22/2026 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1046/0868	9/01/2017	WD Q	Q	V	05	213,000
GRANTOR: HERON POINT LLC						
GRANTEE: HL DEVELOPMENT VENT						
1008/0166	8/05/2016	WD U	U	V	12	75,600
GRANTOR: FARMERS & MERCHANTS B						
GRANTEE: HERON POINT LLC						

BUILDING NOTES

BUILDING DIMENSIONS