

A PARCEL OF LAND 6.20 AC IN
 SEC 18 T-3S-01W P-22-2 M-59B
 OR 132 P 675 OR 975 P 757 DC

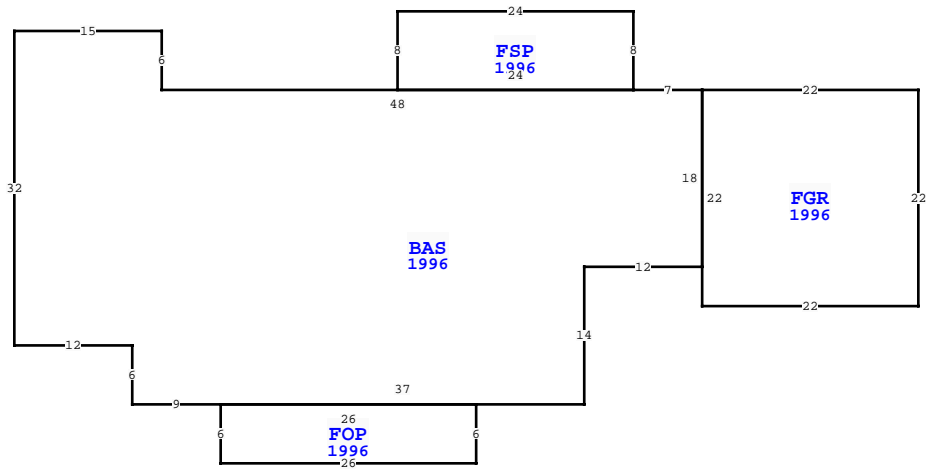
HL DEVELOPMENT VENTURES LLC
 2931 CRAWFORDVILLE HWY
 CRAWFORDVILLE, FL 32327

2024

18-3S-01W-000-04482-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		8	100
Stories	1.	1.	100
Fireplace	01	FIREPLACE	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,485	105.5000	100.22	249,047	1996	2015	0	0	0	8.00	92.00		
1 SINGLE FAM 0% - 2024 Heated Area: 2090 HX Base Yr														



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
03	0100	2	000	BAS	2,090	100	1996	2,090	192,703
				FGR	484	50	1996	242	22,313
				FOP	156	30	1996	47	4,333
				FSP	192	55	1996	106	9,773
TOTALS					2,922			2,485	229,123

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
4	0250	ASPHALT AV	0	0	641	10		2.00	2.00	100	1997	1997	3	43	5,513	
5	0211	CONCRETE W	0	0	80	3		6.00	6.00	100	1997	1997	3	67	965	
6	0211	CONCRETE W	0	0	60	3		6.00	6.00	100	1997	1997	3	67	724	
7	0210	CONCRETE D	0	0	22	25		6.00	6.00	100	1997	1997	3	67	2,211	
9	0156	GENERATOR	0	0	0	0		5,800.00	5,800.00	100	2024	2014		90	5,220	

TOTAL OB/XF													
14,633													

LAND DESCRIPTION																								
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	000100	C	SFR	0		RR5	0.00	0.00	6.21	AC		1.00	1.00	1.00	15,000.00	15,000.00	93,090							

WAKULLA COUNTY PROPERTY														
PAGE 1 of 2														
VALUATION SUMMARY														
VALUATION BY STANDARD														
Tax Group: 3 Tax Dist:														
BUILDING MARKET VALUE 278,577														
TOTAL MARKET OB/XF VALUE 14,633														
TOTAL LAND VALUE - MARKET 93,090														
TOTAL MARKET VALUE 386,300														
SOH/AGL Deduction 0														
ASSESSED VALUE 386,300														
TOTAL EXEMPTION VALUE 0														
BASE TAXABLE VALUE 386,300														
TOTAL JUST VALUE 386,300														
NCON VALUE 0														
INCOME VALUE 0														
PREVIOUS YEAR MKT VALUE 256,082														
22 PORT TO LEON - RAKER														
5YR CK NC JS														
2023 REMOVE HX FILED IN LEON CO														
FOR REVIEW BY ROBBIE														
PERMIT NUM	DESCRIPTION	AMT	ISSUED											
18000452	REROOF-CO	0	11/13/2018											
201518	MECH	0	01/07/2015											
2014447	ELEC	0	06/03/2014											
020913	N/A	0	05/03/1996											

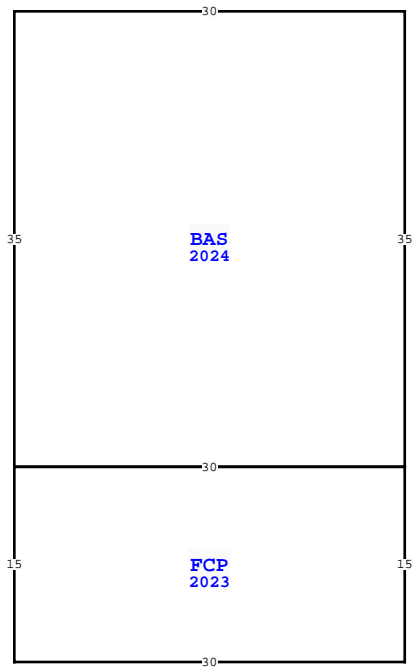
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/0719	4/07/2023	WD Q	Q	I	01	550,000
GRANTOR: RAKER MARY ESTHER						
GRANTEE: HL DEVELOPMENT VENT						
1287/0108	10/10/2022	LD U	V	11		100
GRANTOR: RAKER MARY ESTHER LIF						
GRANTEE: RAKER DURAL "CHIP"						

BUILDING NOTES													
BUILDING DIMENSIONS													
FGR=[YR=1996] W22 BAS=[YR=1996] W7 FSP=[YR=1996] N8 W24 S8 E24 \$ W48 N6 W15 S32 E12 S6 E9 FOP=[YR=1996] S6 E26 N6 W26 \$ E37 N14 E12 N18 \$ S22 E22 N22 \$.													



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	05	STEEL	100
Exterior Wall	24	CORG	METAL 100
Roof Structur	03	GABLE	HIP 100
Roof Cover	13	GALVALUM	100
Interior Wall	02	WALL	BD/WD 100
Interior Floop	03	CONC	FINSH 100
Story Height		20	100
Stories	1.	1.	100
Quality	05	EXCELLENT	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,050	100	2024
FCP	450	25	2023
TOTALS	1,500		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	1,162	106.4000	53.20	61,818	1996	2015	0	0	20.00	80.00		
2 WKSHP/BARN 0% - 2024 Heated Area: 1050 HX Base Yr													



WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				278,577		
TOTAL MARKET OB/XF VALUE				14,633		
TOTAL LAND VALUE - MARKET				93,090		
TOTAL MARKET VALUE				386,300		
SOH/AGL Deduction				0		
ASSESSED VALUE				386,300		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				386,300		
TOTAL JUST VALUE				386,300		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				256,082		
2022 HX QUESTIONNAIRE COMPLETED AND RETURNED						
2022 HX CARD RTND, H2 NOTC, COA MADE						
MAILING ADDRESS UPDATED PER MARY REQUEST						
5 YR PRCL CK, N/C						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/0719	4/07/2023	WD Q	Q	I	01	550,000
GRANTOR: RAKER MARY ESTHER						
GRANTEE: HL DEVELOPMENT VENT						
1287/0108	10/10/2022	LD U	V	11		100
GRANTOR: RAKER MARY ESTHER LIF						
GRANTEE: RAKER DURAL "CHIP"						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2024;ORIG=10,10] E30 S35 W30 N35 \$						
FCP=[YR=2023;ORIG=10,45] E30 S15 W30 N15 \$						

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
1818 CRAWFORDVILLE HWY, CRAWFORDVILLE																
TOTAL OB/XF 0																

LAND DESCRIPTION																								
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