

# Property Information Package

**Secluded Villa on 7 acres  
2211 Bannerman Road, Tallahassee, Florida**

**Online Only Auction  
Bidding Ends July 23, 2020**



**[www.WeeksAuctionGroup.com](http://www.WeeksAuctionGroup.com)**

**Final Contract to Include a 10% Buyer's Premium**

Location, Location, Location. Conveniently located in North East Tallahassee, this elegant custom built home features 4 bedrooms, 5.5 baths, a beautiful eat-in kitchen, and more. Enjoy the hot tub, home gym, multiple fireplaces, lighted racquetball / basketball court, theatre room, along with other numerous amenities this property offers. Buy your dream home today at a price YOU determine.

**Auction Date and Time:** Thursday, July 23, 2020, 4 PM

**Open House Dates and Times:** Saturday, July 18, 2020, 9 AM – 12 PM  
Tuesday, July 21, 2020, 4 PM – 7 PM

Private showings are available by contacting Tucker Sowell at (229) 890-2437.



**For More  
Information Contact:**

Tucker Sowell  
Weeks Auction Group, Inc.  
(229) 890 - 2437  
Tucker@BidWeeks.com

## Property Information

**Property Address:** 2211 Bannerman Road, Tallahassee, Florida

**Property Size (Acres):** 7 +/- Acres

**Assessor's Parcel Number:** 140920611000Z (Leon County)

**Taxes (2019):** \$ 10,843.28

**Driving Directions:** Driving North on 319, turn left onto Bannerman Road. Drive 2.5 miles and look for the Property and Auction Signs on the left. ***WATCH FOR AUCTION SIGNS!***

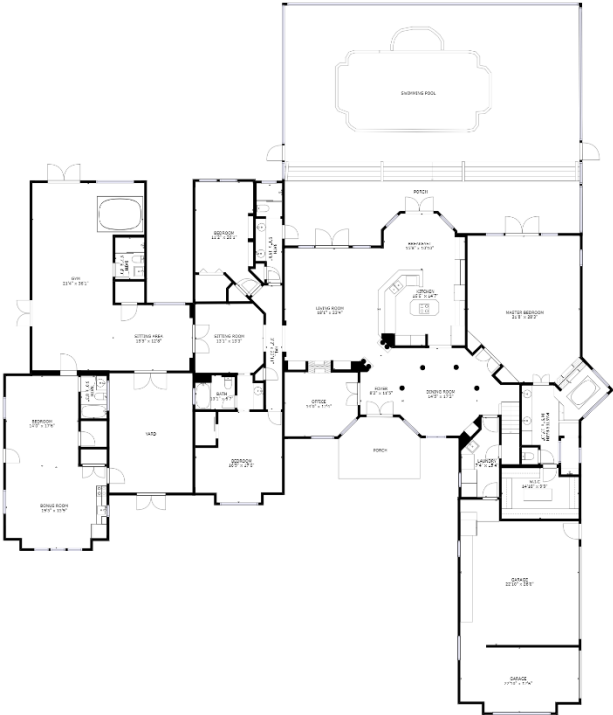
### Important Selling Features:

- 6,111 Heated and Cooled Sq.ft.
- 4 Bedrooms / 5.5 Bathrooms
- Within minutes from dining, shopping, grocery stores
- Zoned A-rated public schools
- Gated entrance
- 7 private acres of In-town living
- Master bedroom suite with fireplace
- Full guest suite with separate entrance
- Home gym with hot tub
- Large Theater/Billiard room with wet bar
- Office with fireplace
- Heated and screened saltwater pool with hot tub and waterfall spillover
- Outdoor kitchen
- Lit Basketball / Racquetball Court
- Firepit with seating
- 3 Car Garage
- 3 Car Carport with attached Storage Room

### For More Information Contact:

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# Floor Plans – First Floor

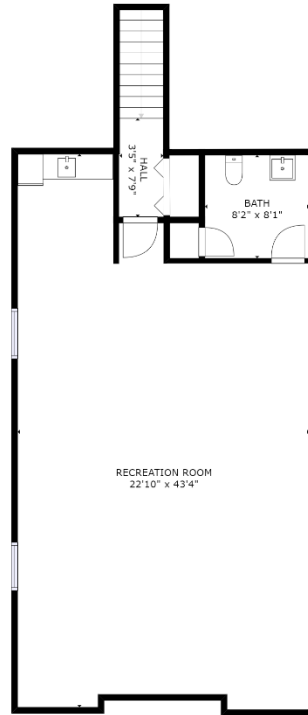


GROSS INTERNAL AREA  
FLOOR 1: 5094 sq ft, FLOOR 2: 1016 sq ft  
EXCLUDED AREAS: GARAGE: 843 sq ft  
TOTAL: 6111 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



# Floor Plans – Second Floor



GROSS INTERNAL AREA  
FLOOR 1: 5094 sq ft, FLOOR 2: 1016 sq ft  
EXCLUDED AREAS: , GARAGE: 843 sq ft  
TOTAL: 6111 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



# Tax Card – Page 1

4/9/2020

Leon County Property Appraiser

Parcel: 1409206110000  
Owner: BOWLING CARL

Property Use: 0100 - SINGLE FAMILY  
2211 BANNERMAN RD

Leon County Property Appraiser

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

## Parcel Information

<b>Parcel ID:</b> 1409206110000	<b>Tax District:</b> 2 - COUNTY
<b>Owner(s):</b> BOWLING CARL BOWLING JOAN	<b>Legal Desc:</b> 9 & 16 2N 1E 7 AC IN SW 1/4 OF SW 1/4 OF SEC 9 BEING LOT 1 OF A L.P. IN W 1/2 OF NW 1/4 OF SEC 16 OR 1579/1682 2356/2359 3233/1066 1067 & 1068(LP) RP 533916/533917
<b>Mailing Addr:</b> 2211 BANNERMAN RD TALLAHASSEE FL 32312	
<b>Google Map</b>	<b>Parent Parcel:</b> 140920611000Z
<b>Location:</b> 2211 BANNERMAN RD	<b>Acreage:</b> 7.000
Location (Street) Addresses are provided by City Growth Management 850-891-7001 (option 4), and County DSEM 850-606-1300.	<b>Subdivision:</b> NOT IN SUBDIVISION
	<b>Property Use:</b> 0100 - SINGLE FAMILY RESIDENTIAL
	<b>Bldg Count:</b> 1

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved / Vacant
05/21/2015	\$900,000	4802/1101	Warranty Deed	Improved
05/01/2002	\$200,000	2666/1339	Warranty Deed	Vacant
03/01/2000	\$80,000	2356/2359	Warranty Deed	Improved

## Certified Value Detail

Tax Year	Land Value	Improvement Value	Total Market Value	SOH Differential	Classified Use	Homestead
2019	\$266,000	\$639,354	\$905,354	\$121,650	\$0	2019 - Yes

## Certified Taxable Values

Tax Year	Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
2019	Leon County	8.31440	\$905,354	\$783,704	\$50,000	\$733,704
	Leon County - Emergency Medical Service	0.50000	\$905,354	\$783,704	\$50,000	\$733,704
	School - State Law	3.91900	\$905,354	\$783,704	\$25,000	\$758,704
	School - Local Board	2.24800	\$905,354	\$783,704	\$25,000	\$758,704
	NW FL Water Management	0.03270	\$905,354	\$783,704	\$50,000	\$733,704

## Building Summary

Tax Year	Card	Bldgs	Building Use	Building Type	Yr Built	Base SqFt	Auxiliary SqFt
2019	1	1	Residential	SF - Single Family	2004	5,912	2,661
Total:		1				5,912	2,661

Quick Links - (Note: Clicking links below will navigate away from our website.)

### County Links

### County Map Links

### Other Map Links

[https://www.leonpa.org/pt/Datalets/PrintDatalet.aspx?pin=1409206110000&gsp=PA\\_OVERVIEW&taxyear=2019&jur=47&ownseq=0&card=1&roll=RE...](https://www.leonpa.org/pt/Datalets/PrintDatalet.aspx?pin=1409206110000&gsp=PA_OVERVIEW&taxyear=2019&jur=47&ownseq=0&card=1&roll=RE...) 1/2

## Tax Card – Page 2

4/9/2020

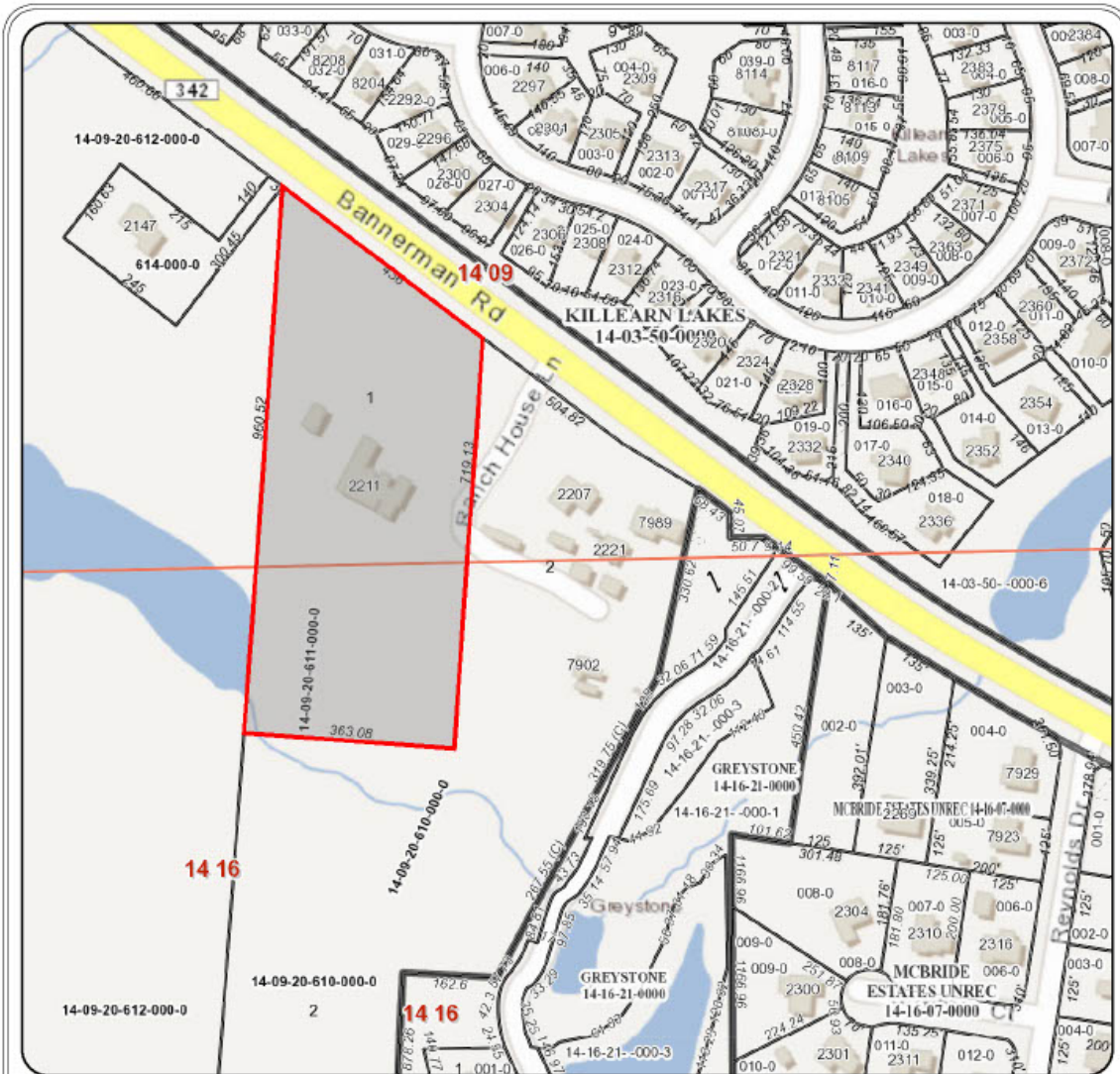
Leon County Property Appraiser

[Leon County Tax Collector](#)  
[Permits Online \(City / County\)](#)  
[Property Info Sheet](#)

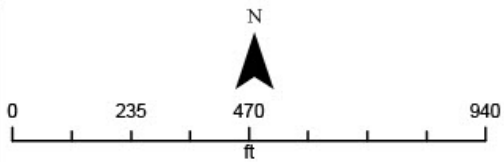
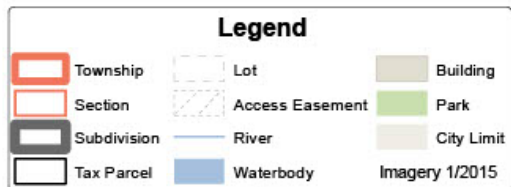
[Land Information](#)  
(Contains FEMA, Zoning, Fire Hydrant, etc.)  
[Flood Zone \(FEMA\)](#)  
[Zoning Map](#)  
[Fire Hydrant Map](#)  
[More TCGIS Maps](#)

[Google Map](#)  
[Map](#)

# Tax Map



1409206110000



Akin Akinyemi, R.A.  
Leon County Property Appraiser

315 S. Calhoun St, Third Floor  
Tallahassee, FL 32301

Phone: (850) 606-6200  
Fax: (850) 606-6201

Email: [admin@leonpa.org](mailto:admin@leonpa.org)  
Website: [leonpa.org](http://leonpa.org)

**DISCLAIMER:** This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.  
Date Drawn: Apr 09, 2020



# 2019 Property Tax Bill

4/9/2020

Property Tax - Tax Bill

HONORABLE DORIS MALOY  
REAL ESTATE

LEON COUNTY

**Header1**

ACCOUNT NUMBER: 1409206110000		2019			TAX DISTRICT: 0002
ASSESSED VALUE: 783,704		EXEMPTIONS: * SEE BELOW *		TAXABLE VALUE: 783,704	
TAXING AUTHORITY		MILLAGE RATE	EXEMPTIONS	TAXABLE VALUE	TAXES
COUNTY	COUNTY GENERAL FUND	8.3144		783,704	50,000
	LEON COUNTY HEALTH MSTU	.0000		783,704	50,000
	EMERGENCY MEDICAL SERVICE	.5000		783,704	50,000
SCHOOL	SCHOOL- LOCAL REQUIREMENT	3.9190		783,704	25,000
	SCHOOL BOND	.0000		783,704	25,000
	SCHOOL CAPITAL OUTLAY	1.5000		783,704	25,000
	SCHOOL DISCRETIONARY	.7480		783,704	25,000
NWFWM	NW FLORIDA WATER MANAGEMT	.0327		783,704	50,000
EXEMPTION: EXEM. 25,000					
EXEM. 25,000					
		15.01410			11,170.08

**Header2**

LEVYING AUTHORITY		PURPOSE	RATES/BASIS	AMOUNT
STORM WATER		STORM WATER	PER ASMT UNIT	85.00
SOLID WASTE FEE		WASTE FEE	PER ASMT UNIT	40.00
				NON AD VALOREM ASSESSMENTS:
				125.00
				COMBINED TAXES & ASSESSMENTS TOTAL:
				11,295.08

PROPERTY:

ADDR: 2211 BANNERMAN RD TAL

IF PAID BY	NOV 1-DEC 6	DEC 7-JAN 2	JAN 3-JAN 31	FEB 1-MAR 2	MAR 3-MAR 31
PLEASE PAY	10,843.28	10,956.23	11,069.18	11,182.13	11,295.08

HONORABLE DORIS MALOY  
REAL ESTATE  
LEON COUNTY

IF PAID BY	NOV 1-DEC 6	DEC 7-JAN 2	JAN 3-JAN 31	FEB 1-MAR 2	MAR 3-MAR 31
PLEASE PAY	10,843.28	10,956.23	11,069.18	11,182.13	11,295.08

EX-TYPE	BSCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		0002		

VALUES AND EXEMPTIONS	TAXES	11,170.08	HONORABLE DORIS MALOY
ASSESSMENT 783,704	STRM WTR 85.00		P.O. Box 1835
TAXABLE 783,704	WASTE FEE 40.00		Tallahassee, FL 32302-1835
EXEM. 25,000	TOTAL	11,295.08	
EXEM. 25,000			

9 & 16 2N 1E 7 AC IN SW 1/4 OF  
SW 1/4 OF SEC 9 BEING LOT 1 OF  
AL.P. IN W 1/2 OF NW 1/4 OF SEC  
16 OR 1579/1682 2356/2359  
3233/1066 1067 & 1068 (LP) RP  
533916/533917  
\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
11/29/19 PERIOD 01  
998-2019-0010388.0002  
\$10,843.28 CK

1409206110000 2019  
BOWLING CARL  
BOWLING JOAN  
2211 BANNERMAN RD  
TALLAHASSEE, FL 32312

## Legal Description

Property Address: 2211 Bannerman Road, Tallahassee, Florida

Tax Parcel: 140920611000Z

TRACT 11:

COMMENCE AT A TERRA COTTA MONUMENT AT A FENCE CORNER MARKING THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, AND RUN NORTH 00 DEGREES 44 MINUTES 01 SECOND EAST ALONG THE SECTION LINE 1325.12 FEET TO A TERRA COTTA MONUMENT AT A FENCE CORNER, THENCE NORTH 00 DEGREES 12 MINUTES 04 SECONDS EAST ALONG THE SECTION LINE 1287.47 FEET TO A TERRA COTTA MONUMENT AT A FENCE CORNER MARKING THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 16, THENCE SOUTH 89 DEGREES 21 MINUTES 57 SECONDS EAST ALONG THE NORTHERLY BOUNDARY OF MACLEAN HILLS, AN UNRECORDED SUBDIVISION, 326.44 FEET TO A CONCRETE MONUMENT, THENCE NORTH 04 DEGREES 08 MINUTES 31 SECONDS EAST 2397.58 FEET TO A CONCRETE MONUMENT, THENCE NORTH 04 DEGREES 08 MINUTES 31 SECONDS EAST 2397.58 FEET TO A CONCRETE MONUMENT FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN NORTH 03 DEGREES 55 MINUTES 29 SECONDS EAST 960.52 FEET TO A CONCRETE MONUMENT LYING ON THE APPROXIMATE SOUTHERLY MAINTAINED RIGHT OF WAY BOUNDARY OF BANNERMAN ROAD, THENCE SOUTH 52 DEGREES 27 MINUTES 24 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY BOUNDARY 436.00 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 03 DEGREES 55 MINUTES 29 SECONDS WEST 719.13 FEET TO A CONCRETE MONUMENT, THENCE NORTH 86 DEGREES 04 MINUTES 31 SECONDS WEST 363.08 FEET TO THE POINT OF BEGINNING.

***Go Bid Now!***

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