S DIV:LOTS 1, 2, 3 & 4 BLOCK C P
S/D AND A STRIP OF LAND ADJACENT
OF LOTS DESC ORB 646-449.

G W HUNTER INC
P O BOX 958
LAKE CITY, FL 32056

2026

00-00-00-14239-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

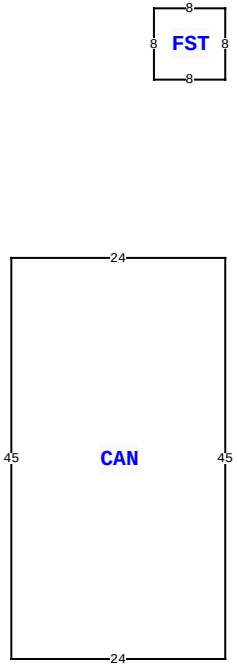
DOR CODE	2601	FUEL ISLAND/CANOPY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
CAN	1,080	30		324	7,170
FST	64	50		32	708
TOTALS	1,144			356	7,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6400	05	356	80.4800	44.26	15,757	1989	1989	0	0	0	50.00	50.00

1 SERV STATN 0% - 0 Heated Area: 0 HX Base Yr



963 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	7,878
TOTAL MARKET OB/XF VALUE	11,544
TOTAL LAND VALUE - MARKET	111,375
TOTAL MARKET VALUE	130,797
SOH/AGL Deduction	0
ASSESSED VALUE	130,797
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,797
TOTAL JUST VALUE	130,797
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,797

XFOB:11:1: CANOPY OVER GAS PUMPS

SALE:1:1: (SAME)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0801/0776	12/29/1994	WD	Q	I	03	70,000

GRANTOR: TERRY L HUNTER

GRANTEE: G W HUNTER INC

EXTRA FEATURES

LN	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
1	0166	CONC,PAVMT	0	0	40	17	680.00	UT	1.60	1.60	100	0	0	3	100	1,088	
2	0166	CONC,PAVMT	0	0	17	13	221.00	UT	1.40	1.40	100	0	0	3	100	309	
3	0166	CONC,PAVMT	0	0	70	33	2,310.00	UT	1.40	1.40	100	0	0	3	100	3,234	
4	0166	CONC,PAVMT	0	0	15	55	825.00	UT	1.40	1.40	100	0	0	3	100	1,155	
5	0260	PAVEMENT-A	0	0	40	44	1,760.00	UT	0.90	0.90	100	0	0	3	100	1,584	
6	0260	PAVEMENT-A	0	0	20	40	800.00	UT	0.90	0.90	100	0	0	3	100	720	
7	0260	PAVEMENT-A	0	0	23	37	851.00	UT	0.90	0.90	100	0	0	3	100	766	
8	0260	PAVEMENT-A	0	0	32	57	1,824.00	UT	0.90	0.90	100	0	0	3	100	1,642	
9	0260	PAVEMENT-A	0	0	14	83	1,162.00	UT	0.90	0.90	100	0	0	3	100	1,046	

BUILDING NOTES

BUILDING DIMENSIONS

CAN= W24 S45 E24 N45$ PTR= N20 FST= N8 W8 S8 E8$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 11,544

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2600	C	SRVC STATN	0		00	165.00	150.00	24,750.00	SF		1.00	1.00	1.00	4.50	4.50	111,375							

REVIEW DATE 10/10/2016 BY DF Total Acres: 0.57 Total Land Value: 111,375 Market: 0 Agricultural: 0 Common: 111,375 PRINTED 11/04/2025 BY SYS