

COMM NE COR OF SEC, RUN W 1337 F
US-41, S ALONG C/L 638.89 FT, W
TO W R/W US-41 FOR POB, RUN S 20

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

2026

03-6S-17-09563-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
Exterior Wall	27	PREFIN MTL 80								4300	04	2,391	127.9898	95.99	229,512	1966	1980	0	0	0	50.00	50.00	VALUATION BY STANDARD																
Exterior Wall	28	GLASS THRM 20								1 NBHD CONVE 0% - 0										Heated Area: 1736										HX Base Yr									
Roof Structur	04	WOOD TRUSS 100																																					
Roof Cover	04	BUILT-UP 100																																					
Interior Wall	01	MINIMUM 50																																					
Interior Wall	04	PLYWOOD 50																																					
Interior Floo	15	HARDTILE 90																																					
Interior Floo	03	CONC FINSH 10																																					
Ceiling	03	PART.FIN. 100																																					
Air Condition	06	ENG CENTRL 100																																					
Heating Type	09	ENG F AIR 100																																					
Fixtures	7	100																																					
Frame	05	STEEL 100																																					
Story Height	12	100																																					
RMS	3	100																																					
Stories	1.	1. 100																																					
Units	0	100																																					
Condition Adj	03	03 100																																					
Quality	05	05																																					
DOR CODE	1126 CONV STORE/GAS																																						
MAP NUM											MKT AREA										02																		
NEIGHBORHOOD/LOC										3617.00										1.00/																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,736	100		1,736	83,320																																		
CAN	504	30		151	7,247																																		
CAN	1,680	30		504	24,190																																		
TOTALS	3,920			2,391	114,756																																		
EXTRA FEATURES										13776 S US HIGHWAY 441 , LAKE CITY																													
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																						
1	0260	PAVEMENT-A	0	0	0	0	18,320.00	UT	0.68	0.68	100	0	0	3	100	12,366																							
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500																							
3	0166	CONC, PAVMT	0	0	0	0	353.00	UT	1.50	1.50	100	0	0	3	100	530																							
4	0164	CONC BIN	0	0	0	0	144.00	UT	7.50	7.50	100	0	0	3	100	1,080																							
5	0253	LIGHTING	0	0	0	0	2.00	UT	800.00	800.00	100	1993	1993	3	100	1,600																							
LAND DESCRIPTION										TOTAL OB/XF										16,076																			
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	1410	C	CONV STORE	0		CHI	0.00	0.00	52,361.00	SF		1.00	1.00	1.00	2.75	2.75	143,993																						
REVIEW DATE 09/28/2017 BY BC Total Acres: 1.20 Total Land Value: 143,993 Market: 0 Agricultural: 0 Common: 143,993 PRINTED 11/04/2025 BY SYS																																							

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0801/0767	12/29/1994	WD	Q	I	03	180,200			
GRANTOR: GEORGE D HUNTER									
GRANTEE: G W HUNTER INC									
0764/1219	9/03/1992	WD	U	I	35	300,000			
GRANTOR: JERRY D COKER									
GRANTEE: GEORGE D HUNTER									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= S28 E26 CAN= S56 E30 N56 W30\$ E36 N28 W62\$ PTR= N30 CAN= E24 N21 W24 S21\$ S30\$.									