

COMM NE COR OF SEC, RUN W 1337 F
RUN S ALONG C/L 734.35 FT, E 88.
US-41 FOR POB, RUN N 17.11 FT, E

JIM HINTON OIL COMPANY INC
P O BOX 39
LIVE OAK, FL 32060

2026

03-6S-17-09572-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	28	GLASS THRM 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures	4	100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		2 100
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	432	100		432	18,928
BAS	1,368	100		1,368	59,939
CAN	512	30		154	6,748
CAN	4,400	30		1,320	57,836
TOTALS	6,712			3,274	143,450

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00
2	0166	CONC, PAVMT	0	0	32	35	1.00	UT	0.00
3	0253	LIGHTING	0	0	0	0	3.00	UT	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1410	C	CONV STORE	0		CHI	0.00	0.00	31,364.00

REVIEW DATE 09/26/2017 BY BC

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND												
4300	04	3,274	116.8336	87.63	286,901	1990	1990	0	0	0	50.00	50.00												
1 NBHD CONVE 0% - 0																								
Heated Area: 1800																								
HX Base Yr																								
13769 S US HIGHWAY 441 , LAKE CITY																								
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table>													BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																						
XF DATE		LAND DATE																						
INC DATE		AG DATE																						

TOTAL OB/XF 20,111													
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
SF		1.00	1.00	1.20	2.75	3.30	103,501						

TOTAL OB/XF 20,111													
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
SF		1.00	1.00	1.20	2.75	3.30	103,501						

Total Acres: 0.72 Total Land Value: 103,501 Market: 0 Agricultural: 0 Common: 103,501

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY							STANDARD
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				143,450			
TOTAL MARKET OB/XF VALUE				20,111			
TOTAL LAND VALUE - MARKET				103,501			
TOTAL MARKET VALUE				267,062			
SOH/AGL Deduction				0			
ASSESSED VALUE				267,062			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				267,062			
TOTAL JUST VALUE				267,062			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				267,062			
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BUILDING DIMENSIONS									
BAS= W12 S15 CAN= W4 S49 E38N49 W4 S45 W30 N45\$ S45 E30 N40 BAS= N20 W18 S11 W8 S9 E26\$ W26 N9 E8 N11\$ PTR=N30 CAN= N110 W40 S110 E40\$ S30 \$.									

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