LOT 4 BLOCK 9 LAKEWOOD S/D.
ORB 634-247, 775-2327, 2329,
WD 1041-2745, WD 1073-144,

ALAKAY LLC
13860 N ST ROAD 121
MACCLENNY, FL 32063

2026

05-4S-17-07836-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

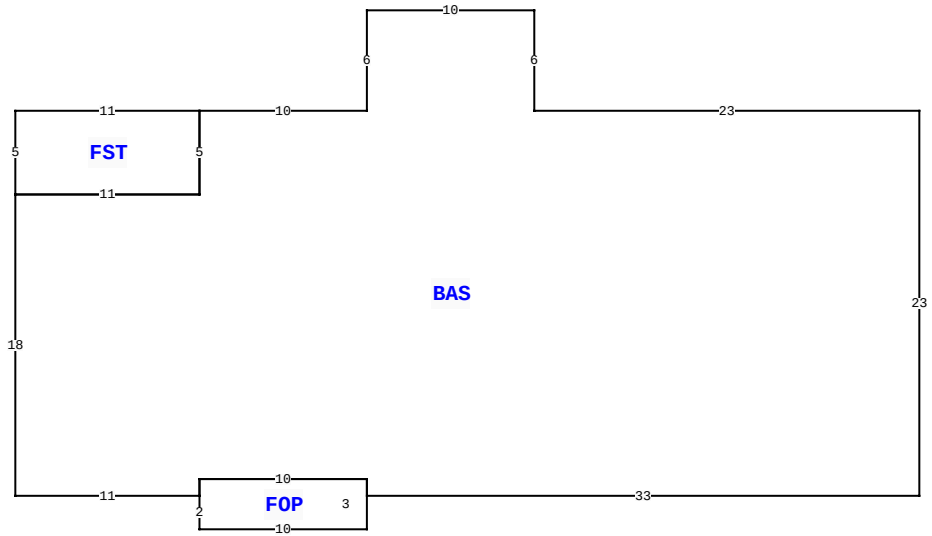
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,237	100		1,237	87,352
FOP	30	30		9	636
FST	55	55		30	2,118
TOTALS	1,322			1,276	90,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,276	97.0000	108.64	138,625	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1237 HX Base Yr



1395 SE LOQUAT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	90,106
TOTAL MARKET OB/XF VALUE	250
TOTAL LAND VALUE - MARKET	14,250
TOTAL MARKET VALUE	104,606
SOH/AGL Deduction	0
ASSESSED VALUE	104,606
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,606
TOTAL JUST VALUE	104,606
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1283/2522	10/29/2014	WD	Q	I	01	118,800
GRANTOR: GLENN J HUNTER LLC						
GRANTEE: ALAKAY LLC						
1073/0144	2/03/2006	WD	U	I	08	55,000
GRANTOR: ELMER CREWS AND NANCY						
GRANTEE: GLENN J HUNTER LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 N6 W10 S6 W10 FST= W11 S5 E11 N5$ S5 W11 S18 E11
FOP= S2 E10 N3 W10 S1$ N1 E10S1 E33 N23$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	500.00	500.00	50	2003	2003	3	50	250	

LAND DESCRIPTION

TOTAL OB/XF 250

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	0100	C	SFR	0		*RSF-	280.00	150.00	12,000.00	SF		1.00	1.00	1.25	0.95	1.19	14,250							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.28 Total Land Value: 14,250 Market: 0 Agricultural: 0 Common: 14,250 PRINTED 10/14/2025 BY SYS