COMM NW COR OF SEC, RUN E
876.18 FT TO E R/W CO RD, RUN
SW ALONG R/W 1130.15 FT FOR

HUNTLEE INVESTMENTS INC
1288 SW RIVERSIDE AVE
FORT WHITE, FL 32038

**2026**

**06-4S-17-08009-003**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 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 | | 11 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 12 100 |
| RMS | | 14 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |

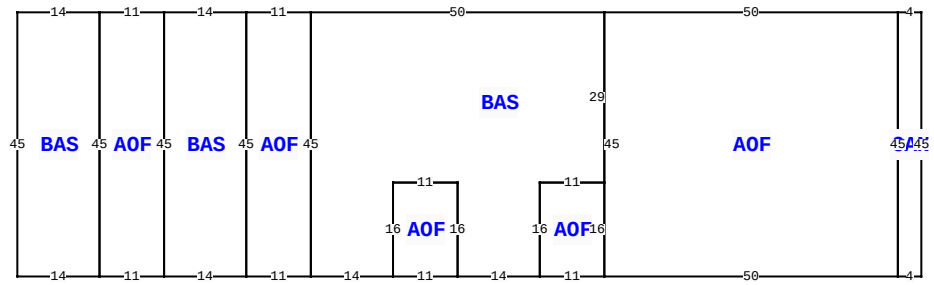
| | | | |
|---|---|---|---|
| DOR CODE | 4817 | WHSE STORAGE/OFFICE | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6417.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| AOF | 176 | 150 | | 264 | 5,722 |
| AOF | 176 | 150 | | 264 | 5,722 |
| AOF | 495 | 150 | | 742 | 16,081 |
| AOF | 495 | 150 | | 742 | 16,081 |
| AOF | 2,250 | 150 | | 3,375 | 73,143 |
| BAS | 630 | 100 | | 630 | 13,654 |
| BAS | 630 | 100 | | 630 | 13,654 |
| BAS | 1,898 | 100 | | 1,898 | 41,134 |
| CAN | 180 | 30 | | 54 | 1,170 |
| TOTALS | 6,930 | | | 8,599 | 186,358 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8700 | 06 | 8,599 | 95.0400 | 36.12 | 310,596 | 1987 | 1987 | 0 | 0 | 0 | 40.00 | 60.00 |

1 PREF M B A 0% - 0 Heated Area: 6750 HX Base Yr




1459 SW GRANDVIEW ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 186,358 |
| TOTAL MARKET OB/XF VALUE | 4,670 |
| TOTAL LAND VALUE - MARKET | 89,356 |
| TOTAL MARKET VALUE | 280,384 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 280,384 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 280,384 |
| TOTAL JUST VALUE | 280,384 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 280,384 |

PRCL:0:1: DOR 2008 IDS

LAND:2:1: RETENTION POND

SALE:2:1: IN LIEU OF FORECLOSURE (SEE TOP ORB 835-

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0861/1722 | 6/30/1998 | WD | Q | I | | 140,000 |
| GRANTOR: OWENS GLENN H & DEBOR | | | | | | |
| GRANTEE: HUNTLEE INVESTMENT | | | | | | |
| 0835/0280 | 1/03/1997 | WD | U | I | 11 | 122,600 |
| GRANTOR: SUWANNEE DATA SYSTEMS | | | | | | |
| GRANTEE: GLENN & DEBORAH OWE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

CAN= W4 AOF= W50 BAS= W50 AOF= W11 BAS= W14 AOF= W11 BAS= W14 S45 E14 N45$ S45 E11 N45$ S45 E14 N45$ S45 E11 N45$ S45 E14 AOF= E11 N16 W11 S16$ N16 E11 S16 E14 AOF= E11 N16 W11 S16$ N16 E11 N29$ S45 E50 N45$ S45 E4 N45$.

## 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 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 3,870 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,670

| 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 | 4817 | C | STORG/ OFF | 0 | | CG | 0.00 | 0.00 | 36,714.00 | SF | | 1.00 | 1.00 | 1.00 | 2.25 | 2.25 | 82,606 | | | | | | | |
| 2 | 9600 | C | WASTELAND | 0 | | | 0.00 | 0.00 | 30,000.00 | SF | | 1.00 | 1.00 | 0.10 | 2.25 | 0.23 | 6,750 | | | | | | | |

REVIEW DATE 12/02/2021 BY ME Total Acres: 1.53 Total Land Value: 89,356 Market: 0 Agricultural: 0 Common: 89,356 PRINTED 11/07/2025 BY SYS