

COMM NW COR OF SW1/4, RUN E 1146
RUN N 84.82 FT, E 200 FT TO W R/
FT, W 200 FT, N 115.18 FT TO POB

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

2026

08-3S-17-04907-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	8	100
Frame	03	MASONRY 100
Story Height	10	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		03
NEIGHBORHOOD/LOC	8317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	110	100		110	5,606
BAS	154	100		154	7,849
BAS	175	100		175	8,919
BAS	1,297	100		1,297	66,102
CAN	504	30		151	7,696
CAN	1,000	30		300	15,290

TOTALS	3,240			2,187	111,460
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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	1,347.50
2	0253	LIGHTING	0	0	0	0	1.00	UT	0.00
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	9,031.40
4	0166	CONC, PAVMT	0	0	0	0	5,202.00	UT	0.80
5	0140	CLFENCE	6	0	0	0	1.00	UT	0.00
6	0161	3-STRAND B	0	0	0	0	1.00	UT	0.00

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		00	0.00	0.00	40,075.00

REVIEW DATE 08/11/2015 BY DF

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4300	04	2,187	135.9015	101.93	222,921	1966	1966	0	0	0 50.00	50.00
1 NBHD CONVE 0% - 0											
Heated Area: 1736											
HX Base Yr											

3828 N US HIGHWAY 441 , LAKE CITY				BLD DATE						LGL DATE	
				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	1,347.50	1,347.50	100	0	0	3	100	1,348		
1.00	UT	0.00	0.00	100	0	0	3	100	500		
1.00	UT	9,031.40	9,031.40	100	1996	1996	3	100	9,031		
5,202.00	UT	0.80	0.80	100	1996	1996	3	100	4,162		
1.00	UT	0.00	0.00	100	2010	2010	3	100	800		
1.00	UT	0.00	0.00	100	2010	2010	3	100	100		

TOTAL OB/XF										15,941							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	1410	C	CONV STORE	0		00	0.00	0.00	40,075.00	SF		1.00	1.00	1.00	1.75	1.75	70,131

Total Acres: 0.92 Total Land Value: 70,131 Market: 0 Agricultural: 0 Common: 70,131

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		111,460	
TOTAL MARKET OB/XF VALUE		15,941	
TOTAL LAND VALUE - MARKET		70,131	
TOTAL MARKET VALUE		197,532	
SOH/AGL Deduction		0	
ASSESSED VALUE		197,532	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		197,532	
TOTAL JUST VALUE		197,532	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		197,532	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30544	ADDN COMM	560	10/21/2012
29920	DEMOLISH	80	02/07/2012
10696	REMODEL	150	01/31/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0801/0749	12/29/1994	WD	Q	I	03	118,900	
GRANTOR:GEORGE D HUNTER							
GRANTEE:G W HUNTER INC							
0764/1219	9/03/1992	WD	U	I	35	300,000	
GRANTOR:JERRY COKER							
GRANTEE:GEORGE D HUNTER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W6 BAS= W22 S7 E22 N7\$ S7 BAS= W11 S10 E11 N10 \$ S10 W11 N10 W11 N7 W9 S28 E12 CAN= S50 E20 N50 W20\$ E50 N21 BAS= N7 W25 S7 E25\$ W25 N7\$ PTR= E40 CAN= E21 N24 W21 S24\$ W40\$.									

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