COMM NW COR OF NW1/4 OF SW1/4,
RUN S 561.69 FT FOR POB, RUN E
120.55 FT, S 121 FT, W 120.14

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

2026

15-4S-17-08360-104

BUILDING CHARACTERISTICS

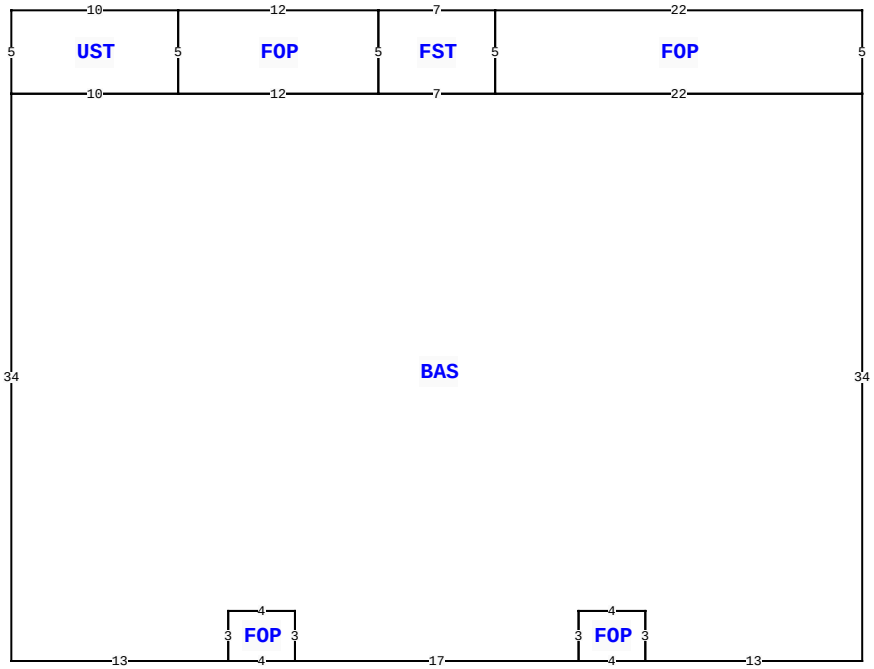
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100		1,710	80,430
FOP	12	30		4	188
FOP	12	30		4	188
FOP	60	30		18	847
FOP	110	30		33	1,552
FST	35	55		19	894
UST	50	45		22	1,035
TOTALS	1,989			1,810	85,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,810	110.6700	94.07	170,267	1978	1978	0	0	0	50.00	50.00

1 DUPLEX 0% - 0 Heated Area: 1710 HX Base Yr



182 SE BRACKEN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	85,134
TOTAL MARKET OB/XF VALUE	2,600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	106,234
SOH/AGL Deduction	0
ASSESSED VALUE	106,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,234
TOTAL JUST VALUE	106,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,170

SALE:1:1: SALE NOT IN LINE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0860/0870	5/29/1998	WD	Q	I	03	40,000

GRANTOR: SUMMERS B HAYGOOD III
GRANTEE: HUNTLEE INVESTMENTS

0554/0156	12/01/1984	WD	Q	I	01	43,100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N5 W22 S5 E22$ BAS= W22 FST= N5 W7 S5 E7$ W7 FOP= N5W12 S5 E12$ W12 UST= N5 W10 S5 E10$ W10 S34 E13 FOP= E4 N3 W4 S3$ N3 E4 S3E17 FOP= E4 N3W4 S3 $ N3 E4 S3 E13 N34$.

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	400.00	400.00	50	0	0	3	50	200	
2	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 2,600

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	0800	C	MULTI-FAM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/01/2017 BY BC Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS