COMM NE COR OF NW1/4, S 21.65 FT FOR POB, CONT S 414.94 FT, W 630 FT, E 630 FT TO POB. EX COMM NE

HUNTER JOHN B REVOCABLE TRUST DATED FEBRUARY 11, 2
P O BOX 3494
LAKE CITY, FL 32056-3494

2025

30-4S-17-08874-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2110 SW COUNTY ROAD 242A , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	205,000
TOTAL MARKET VALUE	205,000
SOH/AGL Deduction	0
ASSESSED VALUE	205,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,000
TOTAL JUST VALUE	205,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/1438	2/28/2025	QC	U	V	11	100
GRANTOR: G.W. HUNTER INC						
GRANTEE: HUNTER JOHN B REVOC						
1489/1279	5/01/2023	QC	U	V	11	100
GRANTOR: G W HUNTER INC						
GRANTEE: HUNTER JOHN B REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1000	C	VACANT COMME	0		CI	0.00	0.00	5.00	AC		1.00	1.00	1.00	41,000.00	41,000.00	205,000							

REVIEW DATE 10/10/2019 BY ME Total Acres: 5.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 04/23/2025 BY SYS