

COMM SE COR OF SEC, RUN W
903.50 FT, N 412.44 FT TO POB,
CONT N 352.44 FT TO S R/W OF

CAROLINA C R INVESTMENTS LLC
11883 MAIDSTONE DR
WELLINGTON, FL 33414

2026

36-3S-16-02626-006



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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		4 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	07 07
DOR CODE	2700VEH SALE/REPAIR
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	36316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	384	110		422	32,333
BAS	980	100		980	75,085
BAS	1,684	100		1,684	129,024
SFB	783	80		626	47,962
TOTALS	3,831			3,712	284,404

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	7,270.00	UT	1.50
2	0140	CLFENCE 6	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	2500	C	SRVC SHOPS	0		CI	0.00	0.00	32,234.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
6401	05	3,712	131.0093	89.09	330,702	1993	2010	0	0	0	14.00	86.00	
1 MINI LUBE 0% - 0 Heated Area: 3831 HX Base Yr													
1896 W US HIGHWAY 90 , LAKE CITY													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF													
10,955													
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
1	2500	C	SRVC SHOPS	0		CI	0.00	0.00	32,234.00	SF		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		284,404	
TOTAL MARKET OB/XF VALUE		10,955	
TOTAL LAND VALUE - MARKET		322,340	
TOTAL MARKET VALUE		617,699	
SOH/AGL Deduction		0	
ASSESSED VALUE		617,699	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		617,699	
TOTAL JUST VALUE		617,699	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		621,006	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-0506	ADDN COMM	665	04/07/2014
1744	REMODEL	90	05/10/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1301/2634	9/30/2015	WD	Q	I	01	850,000
GRANTOR: LOUIS L HUNTLEY ENTER						
GRANTEE: CAROLINA C R INVEST						
0825/2303	7/31/1996	WD	Q	I	02	350,000
GRANTOR: JAMES & DALE YARBOROU						
GRANTEE: LOUIS L HUNTLEY ENT						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W47 BAS= N5 W20 S49 E20 N44\$ S44 E32 AOF= E15 N29 W12 S17 W3 S12\$ N12 E3N17 E12 N15\$ PTR=E40 SFB= N17 E9 N19 W26 S36 E17\$ W40\$.									