

W DIV: LOTS 7 & 8 BLOCK 9 MCFARL
 ALSO THE S1/2 OF AN UNNAMED 20 F
 NORTH OF LOTS 7 & 8, BLOCK 9, MC

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

2026

00-00-00-12585-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architctual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	840317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	973	100	
UEP	54	60	
UOP	18	20	
TOTALS	1,045		
		1,009	79,253

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,009	107.8920	120.84	121,928	1950	1950	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 973 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			79,253
TOTAL MARKET OB/XF VALUE			50
TOTAL LAND VALUE - MARKET			10,938
TOTAL MARKET VALUE			90,241
SOH/AGL Deduction			0
ASSESSED VALUE			90,241
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			90,241
TOTAL JUST VALUE			90,241
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			87,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/273	6/06/2024	WD	U	I	11	100
GRANTOR: HUNTER GLENN J						
GRANTEE: HUNTLEE INVESTMENTS						
1028/1040	9/24/2004	QC	Q	V	01	100
GRANTOR: CARL IVEY CARTER						
GRANTEE: GLENN J HUNTER (20-						

EXTRA FEATURES		TOTAL ADJ		SUBAREA MARKET VALUE											
L N	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	0166	CONC,PAVMT	0	0	0	0		0.00	100	2011	2011	3	100	50	

TOTAL OB/XF												50												
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		*RSF	200.00	125.00	12,500.00	SF		1.00	1.00	0.70	1.25	0.88	10,938							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W31 S10 W8 S15 E17 UOP= S3 E6 N3 W6\$ E28 N13 UEP= N9 W6 S9E6\$ W6 N12\$.	

LAND DESCRIPTION		TOTAL OB/XF		50																				
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		*RSF	200.00	125.00	12,500.00	SF		1.00	1.00	0.70	1.25	0.88	10,938							