E DIV: BEG SE COR OF BLOCK,
RUN W ALONG N R/W NASSAU ST
56.25 FT, N 197.53 FT TO S R/W

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

2026

00-00-00-13231-000

BUILDING CHARACTERISTICS

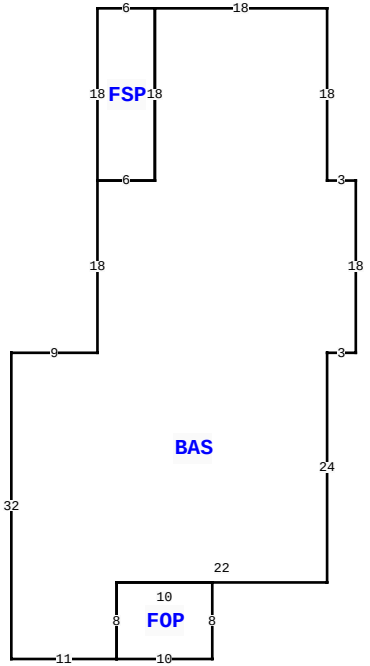
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100		1,690	86,815
FOP	80	30		24	1,233
FSP	108	40		43	2,209
TOTALS	1,878			1,757	90,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,757	70.5600	79.03	138,856	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1690 HX Base Yr



464 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	90,256
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	30,058
TOTAL MARKET VALUE	120,414
SOH/AGL Deduction	0
ASSESSED VALUE	120,414
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,414
TOTAL JUST VALUE	120,414
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0862/1473	7/15/1998	WD	Q	I		63,500

GRANTOR: LONG MARY LOUISE

GRANTEE: HUNTLEE INVEST

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= W6 S18 E6 N18$ S18 W6 S18 W9 S32 E11 FOP= E10 N8 W10 S8$ N8 E22 N24 E3 N18 W3 N18$.

LAND DESCRIPTION

TOTAL OB/XF 100

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	1700	C	1STORY OFF	0		*CG	56.00	198.00	10,930.00	SF		1.00	1.00	1.00	2.75	2.75	30,058							

REVIEW DATE 10/19/2016 BY DF Total Acres: 0.25 Total Land Value: 30,058 Market: 0 Agricultural: 0 Common: 30,058 PRINTED 06/22/2026 BY SYS