S DIV LOT 69 & 31 FT OFF W SIDE
J CANOVA S/D.

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

2027

00-00-00-13740-000

BUILDING CHARACTERISTICS

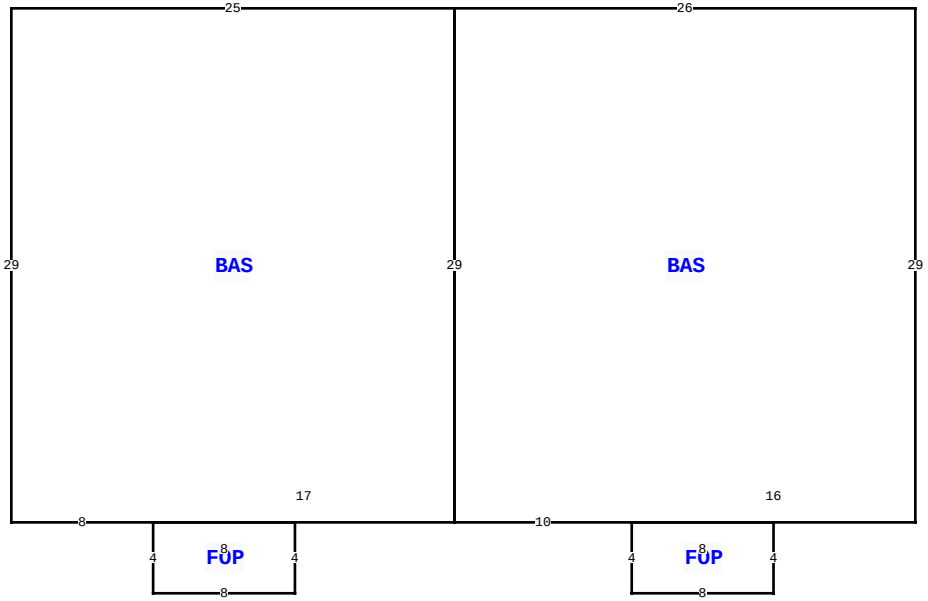
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	725	100		725	37,352
BAS	754	100		754	38,846
FOP	32	30		10	515
FOP	32	30		10	515
TOTALS	1,543			1,499	77,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,499	118.4400	103.04	154,457	1973	1973	0	0	0	50.00	50.00

1 DUPLEX 0% - 0 Heated Area: 1479 HX Base Yr



354 SE BROWN 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	0	0	3	100	700	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	154,456
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	23,560
TOTAL MARKET VALUE	179,316
SOH/AGL Deduction	0
ASSESSED VALUE	179,316
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,316
TOTAL JUST VALUE	179,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,316

BLDG:1:1: MAGNOLIA APTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0813/0884	11/06/1995	WD	U	I	09	65,000
GRANTOR: FERNANDO & ALTAGRACI						
GRANTEE: HUNTLEE INVESTMENTS						
0519/0288	8/01/1983	WD	Q	I		70,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S29 E8 FOP= S4 E8 N4 W8$ E17 N29$ BAS= S29 E10FOP= S4 E8 N4 W8$ E16 N29 W26$.

LAND DESCRIPTION

TOTAL OB/XF 1,300

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		00	94.00	120.00	11,780.00	SF		1.00	1.00	1.00	2.00	2.00	23,560							

REVIEW DATE 11/10/2016 BY DF Total Acres: 0.27 Total Land Value: 23,560 Market: 0 Agricultural: 0 Common: 23,560 PRINTED 11/17/2026 BY SYS

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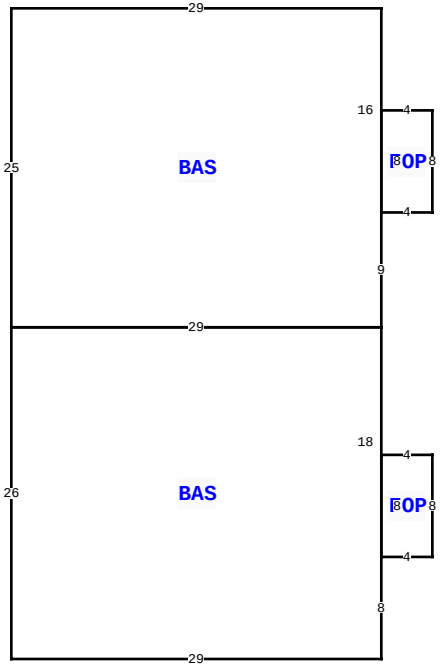
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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S25 E29 BAS= W29 S26 E29 N8 FOP= E4 N8 W4 S8$ N18$ N9 FOP= E4 N8 W4 S8$ N16$.

EXTRA FEATURES

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TOTAL OB/XF 0

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