COMM NE COR OF SEC, RUN W 1337 F
US-41, S ALONG C/L 638.89 FT, W
TO W R/W US-41 FOR POB, RUN S 20

G W HUNTER INC
P O BOX 958
LAKE CITY, FL 32056

2027

03-6S-17-09563-000

BUILDING CHARACTERISTICS

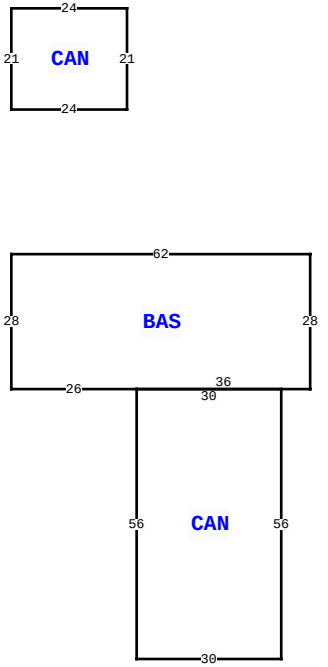
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 50
Interior Wall	04	PLYWOOD 50
Interior Floo	15	HARDTILE 90
Interior Floo	03	CONC FINSH 10
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	05	STEEL 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1126	CONV STORE/GAS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	84,431
CAN	504	30		151	7,344
CAN	1,680	30		504	24,512
TOTALS	3,920			2,391	116,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	2,391	127.9898	97.27	232,573	1966	1980	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 1736 HX Base Yr



13776 S US HIGHWAY 441 , 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	0260	PAVEMENT-A	0	0	0	0	18,320.00	UT	0.68	0.68	100	0	0	3	100	12,366	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0166	CONC,PAVMT	0	0	0	0	353.00	UT	1.50	1.50	100	0	0	3	100	530	
4	0164	CONC BIN	0	0	0	0	144.00	UT	7.50	7.50	100	0	0	3	100	1,080	
5	0253	LIGHTING	0	0	0	0	2.00	UT	800.00	800.00	100	1993	1993	3	100	1,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	116,286
TOTAL MARKET OB/XF VALUE	16,076
TOTAL LAND VALUE - MARKET	157,083
TOTAL MARKET VALUE	289,445
SOH/AGL Deduction	0
ASSESSED VALUE	289,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	289,445
TOTAL JUST VALUE	289,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,445

SALE:2:1: INCLUDED #08-3S-17-04907-002

SALE:1:1: (SAME)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30543	ADDN COMM	490	10/21/2012
26872	MAINT/ALTR	0	03/25/2008
26873	MAINT/ALTR	960	03/25/2008
26874	REMODEL	425	03/25/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0801/0767	12/29/1994	WD	Q	I	03	180,200
GRANTOR: GEORGE D HUNTER						
GRANTEE: G W HUNTER INC						
0764/1219	9/03/1992	WD	U	I	35	300,000
GRANTOR: JERRY D COKER						
GRANTEE: GEORGE D HUNTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S28 E26 CAN= S56 E30 N56 W30$ E36 N28 W62$ PTR= N30 CAN= E24 N21 W24 S21$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 16,076

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	1410	C	CONV STORE	0		CHI	0.00	0.00	52,361.00	SF		1.00	1.00	1.00	3.00	3.00	157,083							

REVIEW DATE 09/28/2017 BY BC Total Acres: 1.20 Total Land Value: 157,083 Market: 0 Agricultural: 0 Common: 157,083 PRINTED 11/16/2026 BY SYS