COMM NE COR OF SEC, RUN W 1337 F
RUN S ALONG C/L 734.35 FT, E 88.
US-41 FOR POB, RUN N 17.11 FT, E

JIM HINTON OIL COMPANY INC
P O BOX 39
LIVE OAK, FL 32060

2027

03-6S-17-09572-001

BUILDING CHARACTERISTICS

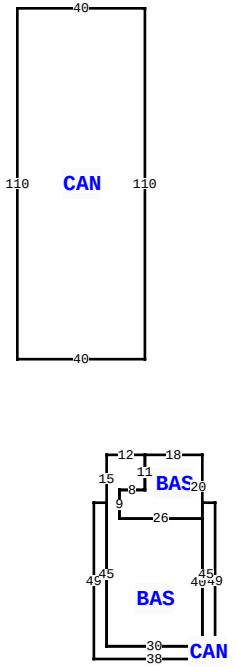
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	28	GLASS THRM 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		2 100
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	432	100		432	19,179
BAS	1,368	100		1,368	60,733
CAN	512	30		154	6,837
CAN	4,400	30		1,320	58,602
TOTALS	6,712			3,274	145,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	3,274	116.8336	88.79	290,698	1990	1990	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 1800 HX Base Yr



13769 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	1.00	UT	0.00	0.00	100	0	0	3	100	15,588	
2	0166	CONC,PAVMT	0	0	32	35	1.00	UT	0.00	0.00	100	0	0	3	100	1,523	
3	0253	LIGHTING	0	0	0	0	3.00	UT	1,000.00	1,000.00	100	1993	1993	3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	145,349
TOTAL MARKET OB/XF VALUE	20,111
TOTAL LAND VALUE - MARKET	112,910
TOTAL MARKET VALUE	278,370
SOH/AGL Deduction	0
ASSESSED VALUE	278,370
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,370
TOTAL JUST VALUE	278,370
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0743/0742	3/01/1991	WD	Q	I	03	0
GRANTOR: HINTON						
GRANTEE: HINTON OIL						
0714/0576	1/09/1990	WD	U	V		165,000
GRANTOR: W L SUMMERS						
GRANTEE: JIM & STEPHEN HINTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S15 CAN= W4 S49 E38N49 W4 S45 W30 N45$ S45 E30 N40 BAS= N20 W18 S11 W8 S9 E26$ W26 N9 E8 N11$ PTR=N30 CAN= N110 W40 S110 E40$ S30 $.

LAND DESCRIPTION

TOTAL OB/XF 20,111

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	31,364.00	SF		1.00	1.00	1.20	3.00	3.60	112,910							

REVIEW DATE 03/31/2026 BY JB Total Acres: 0.72 Total Land Value: 112,910 Market: 0 Agricultural: 0 Common: 112,910 PRINTED 11/16/2026 BY SYS