

COMM SW COR OF NW1/4, N 37.60 FT
 POB, E 350 FT TO W R/W LINE OF U
 R/W LINE 187 FT W 350 FT, S 187

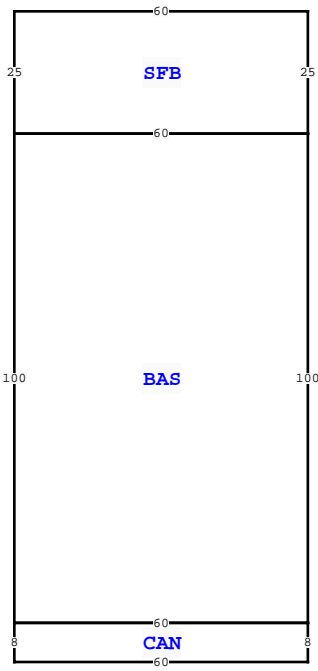
ALAKAY, LLC
 13860 N ST RD 121
 MACCLENY, FL 32063

2026

05-4S-17-07665-003


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	07	CORK/VTILE 100	
Ceiling	03	PART.FIN. 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	01	NONE 100	
Fixtures		5 100	
Frame	05	STEEL 100	
Story Height		12 100	
RMS		4 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	6,000	100	
CAN	480	30	
SFB	1,500	80	
TOTALS	7,980		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
8800	04	7,344	94.2800	42.43	311,606	1979	1979	0	0	40.00	60.00		
1 PREF M B R 0% - 2023 Heated Area: 7500 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1																				
VALUATION SUMMARY																									
VALUATION BY		STANDARD																							
Tax Group: 1		Tax Dist:																							
BUILDING MARKET VALUE		186,964																							
TOTAL MARKET OB/XF VALUE		10,000																							
TOTAL LAND VALUE - MARKET		304,625																							
TOTAL MARKET VALUE		501,589																							
SOH/AGL Deduction		27,391																							
ASSESSED VALUE		474,198																							
TOTAL EXEMPTION VALUE		0																							
BASE TAXABLE VALUE		474,198																							
TOTAL JUST VALUE		501,589																							
NCON VALUE		0																							
INCOME VALUE																									
PREVIOUS YEAR MKT VALUE		431,089																							
LAND:2:1: BACK PORTION																									
SALE:1:1: CORPERATE MERGER/ SEE RE 05119-000 ALSO																									
PERMIT NUM	DESCRIPTION	AMT	ISSUED																						
3721	ADDN COMM	200	05/03/2006																						
SALES DATA																									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																			
1462/692	3/18/2022	WD	U	I	11	100																			
GRANTOR: HUNTER GLENN J & LAUR																									
GRANTEE: ALAKAY, LLC																									
0881/1740	6/01/1999	WD	Q	I		335,000																			
GRANTOR: HERITAGE HOLDINGS -																									
GRANTEE: GLENN & LAURA HUNTE																									
BLD DATE																									
XF DATE																									
INC DATE																									
LGL DATE																									
LAND DATE						05/12/2026																			
AG DATE						MLU																			
EXTRA FEATURES																									
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	0260	PAVEMENT-A	0	0	0	0		1.00	UT	0.00				7,500											
2	0166	CONC,PAVMT	0	0	0	0		1.00	UT	0.00				500											
3	0180	FPLC 1STRY	0	0	0	0		1.00	UT	2,000.00				2,000											
TOTAL OB/XF 10,000																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	1100	C	STORE 1FLR	0		CG	187.00	250.00	46,750.00	SF		1.00	1.00	1.00	5.50	5.50	257,125								
2	1100	C	STORE 1FLR	0		CG	0.00	0.00	23,750.00	SF		1.00	1.00	1.00	2.00	2.00	47,500								