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

2027

05-4S-17-07665-003

BUILDING CHARACTERISTICS

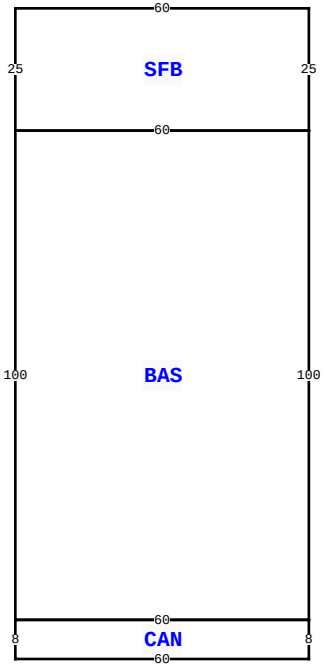
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,000	100		6,000	152,748
CAN	480	30		144	3,666
SFB	1,500	80		1,200	30,550
TOTALS	7,980			7,344	186,964

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	0	40.00	60.00

1 PREF M B R 0% - 2023 Heated Area: 7500 HX Base Yr



1330 SW MAIN BLVD, 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	7,500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	500	
3	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	

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	0
ASSESSED VALUE	501,589
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	501,589
TOTAL JUST VALUE	501,589
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	501,589

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						

BUILDING NOTES

BUILDING DIMENSIONS

SFB= N25 W60 S25 E60$ BAS= W60 S100 CAN= S8 E60 N8 W60$ E60 N100$.

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	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							

REVIEW DATE 09/28/2016 BY DF Total Acres: 1.62 Total Land Value: 304,625 Market: 0 Agricultural: 0 Common: 304,625 PRINTED 11/17/2026 BY SYS