COMM NW COR OF SEC, RUN E
876.18 FT TO E R/W CO RD, RUN
SW ALONG R/W 1130.15 FT FOR

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

2027

06-4S-17-08009-003

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	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		11 100
Frame	05	STEEL 100
Story Height		12 100
RMS		14 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4817	WHSE STORAGE/OFFICE

MAP NUM | MKT AREA 06

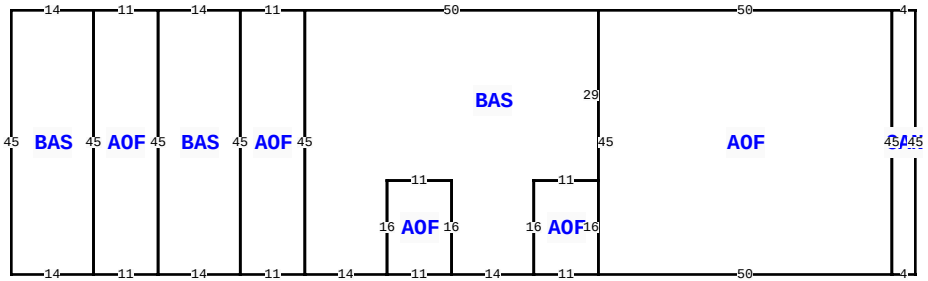
NEIGHBORHOOD/LOC 6417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	176	150		264	5,722
AOF	176	150		264	5,722
AOF	495	150		742	16,081
AOF	495	150		742	16,081
AOF	2,250	150		3,375	73,143
BAS	630	100		630	13,654
BAS	630	100		630	13,654
BAS	1,898	100		1,898	41,134
CAN	180	30		54	1,170
TOTALS	6,930			8,599	186,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	8,599	95.0400	36.12	310,596	1987	1987	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 6750 HX Base Yr



1459 SW GRANDVIEW 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,870	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	186,358
TOTAL MARKET OB/XF VALUE	4,670
TOTAL LAND VALUE - MARKET	99,285
TOTAL MARKET VALUE	290,313
SOH/AGL Deduction	0
ASSESSED VALUE	290,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,313
TOTAL JUST VALUE	290,313
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,313

PRCL:0:1: DOR 2008 IDS

LAND:2:1: RETENTION POND

SALE:2:1: IN LIEU OF FORECLOSURE (SEE TOP ORB 835-

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0861/1722	6/30/1998	WD	Q	I		140,000
GRANTOR: OWENS GLENN H & DEBOR						
GRANTEE: HUNTLEE INVESTMENT						
0835/0280	1/03/1997	WD	U	I	11	122,600
GRANTOR: SUWANNEE DATA SYSTEMS						
GRANTEE: GLENN & DEBORAH OWE						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= W4 AOF= W50 BAS= W50 AOF= W11 BAS= W14 AOF= W11 BAS= W14 S45 E14 N45$ S45 E11 N45$ S45 E14 N45$ S45 E11 N45$ S45 E14 AOF= E11 N16 W11 S16$ N16 E11 S16 E14 AOF= E11 N16 W11 S16$ N16 E11 N29$ S45 E50 N45$ S45 E4 N45$.

LAND DESCRIPTION

TOTAL OB/XF 4,670

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	4817	C	STORG/ OFF	0		CG	0.00	0.00	36,714.00	SF		1.00	1.00	1.00	2.50	2.50	91,785							
2	9600	C	WASTELAND	0			0.00	0.00	30,000.00	SF		1.00	1.00	0.10	2.50	0.25	7,500							

REVIEW DATE 03/09/2026 BY JB Total Acres: 1.53 Total Land Value: 99,285 Market: 0 Agricultural: 0 Common: 99,285 PRINTED 11/17/2026 BY SYS