BEG AT NW COR OF SEC, RUN S 757.
FT, NORTH 821.12 FT TO SEC LINE,
LINE TO POB EX APPROX 1.25 AC DE

GARDEN STREET COMMUNITIES SOUTHEAST LLC
100 WEST GARDEN STREET, SECOND FLOOR
PENSACOLA, FL 32502

2026

07-4S-17-08110-098

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	177,188
TOTAL MARKET VALUE	177,188
SOH/AGL Deduction	0
ASSESSED VALUE	177,188
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,188
TOTAL JUST VALUE	177,188
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/149	11/07/2024	WD	Q	I	05	1,780,200
GRANTOR: HUNTER TERRY L						
GRANTEE: GARDEN STREET COMMU						
1285/0038	8/05/2014	WD	U	V	30	100
GRANTOR: JOHN B HUNTER						
GRANTEE: JOHN B HUNTER & MIC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0					11.25	AC		1.00	1.00	1.00	17,500.00	17,500.00	177,188							

REVIEW DATE 01/30/2025 BY TP Total Acres: 11.25 Total Land Value: 177,188 Market: 0 Agricultural: 0 Common: 177,188 PRINTED 06/24/2026 BY SYS