

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



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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													
DOR CODE 9900 NON AG ACREAGE																	PERMIT NUM				DESCRIPTION						AMT		ISSUED	
MAP NUM																														
NEIGHBORHOOD/LOC 7417.00 1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												SALES DATA													
																	OFF RECORD Number DATE TYPE INST Q / V / 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													
TOTALS																	BLD DATE				LGL DATE									
EXTRA FEATURES																	XF DATE				LAND DATE									
																	INC DATE				AG DATE									
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															

LAND DESCRIPTION										TOTAL OB/XF														
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	9900	C	AC NON-AG	0					11.25	AC		1.00	1.00	1.00	17,500.00	17,500.00	177,188							