COMM NW COR RUN S 757.59 FT, RUN POB, N 821.12 FT TO SEC LINE, E TO SW R/W OF BASCOM NORRIS DR, S

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

2027

07-4S-17-08110-099

BUILDING CHARACTERISTICS

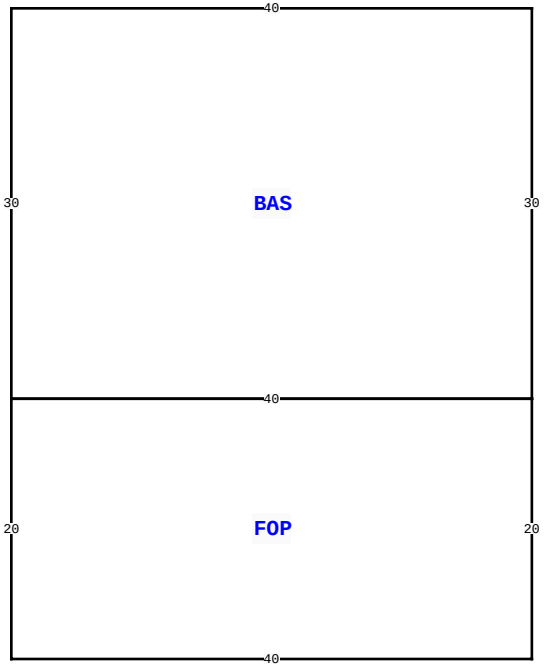
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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
BAS	1,200	100		1,200	83,226
FOP	800	30		240	16,645
TOTALS	2,000			1,440	99,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,440	97.0000	106.70	153,648	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1200 HX Base Yr



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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	99,871
TOTAL MARKET OB/XF VALUE	5,376
TOTAL LAND VALUE - MARKET	246,925
TOTAL MARKET VALUE	352,172
SOH/AGL Deduction	0
ASSESSED VALUE	352,172
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,172
TOTAL JUST VALUE	352,172
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049937	Right-of-Way Acce		05/23/2024

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

BAS= W40 S30 FOP= S20 E40 N20 W40$ E40 N30$.

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	0210	GARAGE U	0	0	28	24	672.00	UT	8.00	8.00	100	0	0	3	100	5,376	

LAND DESCRIPTION

TOTAL OB/XF 5,376

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	17,500.00	17,500.00	17,500							
2	9900	C	AC NON-AG	0					21.85	AC		1.00	1.00	1.00	17,500.00	17,500.00	229,425							

REVIEW DATE 01/30/2025 BY TP Total Acres: 22.85 Total Land Value: 246,925 Market: 0 Agricultural: 0 Common: 246,925 PRINTED 11/17/2026 BY SYS