

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

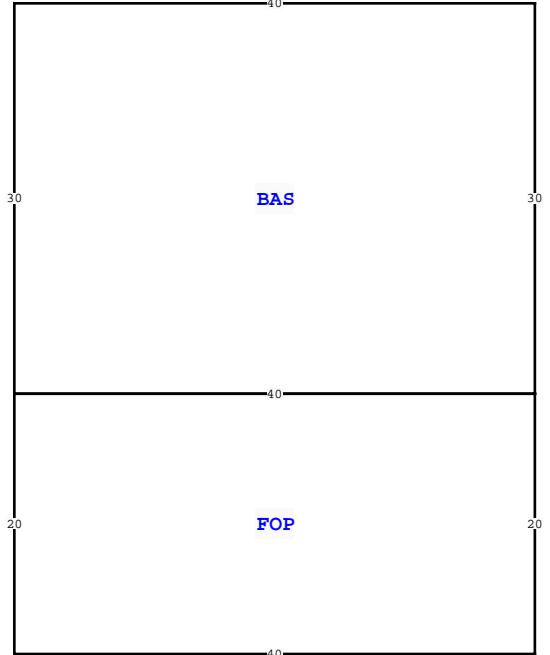
2026

07-4S-17-08110-099



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 Floor	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
Architactual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2025									
Heated Area: 1200 HX Base Yr												



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	84,739
FOP	800	30		240	16,948
TOTALS	2,000			1,440	101,687

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

EXTRA FEATURES														
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
1	0210	GARAGE U	0 0	28 24	672.00	UT	8.00	8.00	100	0	0	3 100	5,376	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			101,687
TOTAL MARKET OB/XF VALUE			5,376
TOTAL LAND VALUE - MARKET			246,925
TOTAL MARKET VALUE			353,988
SOH/AGL Deduction			0
ASSESSED VALUE			353,988
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			353,988
TOTAL JUST VALUE			353,988
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\$.

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	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							