

COMM AT SE COR OF SEC, RUN S
63 DEG W 497.63 FT, TO THE W
R/W LINE OF BUISINESS POINT RD

HIBER LLC
1000 SW LEGION DR
LAKE CITY, FL 32024

2026

13-4S-16-02950-051



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 Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100,000 TOTAL MARKET VALUE 100,000 SOH/AGL Deduction 0 ASSESSED VALUE 100,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 100,000 TOTAL JUST VALUE 100,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100,000											
																				PERMIT NUM DESCRIPTION AMT ISSUED 											
																				SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE 1108/1426 1/22/2007 WD Q V 179,000 GRANTOR: BULLARD DEVELOPEMENT GRANTEE: HIBER, LLC											
																				BUILDING NOTES 											
																				BUILDING DIMENSIONS 											
DOR CODE 4000 VACANT INDUSTRIAL																															
MAP NUM										MKT AREA 06																					
NEIGHBORHOOD/LOC 13416.00										1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										BLD DATE XF DATE INC DATE LGL DATE LAND 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															
																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	4000	C	VAC INDUSTRI	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	100,000														
REVIEW DATE 12/20/2024 BY ks Total Acres: 2.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 03/24/2026 BY SYS																															