

COMM NW COR OF NW1/4 OF SW1/4,
 RUN S 561.69 FT FOR POB, RUN E
 120.55 FT, S 121 FT, W 120.14

HUNTLEE INVESTMENTS INC
 1288 SW RIVERSIDE AVE
 FORT WHITE, FL 32038

2026

15-4S-17-08360-104

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	05	AVERAGE	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame		N/A	100
Story Height		0	100
RMS		0	100
Stories	0	0	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0800	MULTI-FAM	<10
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,710	100	
FOP	12	30	
FOP	12	30	
FOP	60	30	
FOP	110	30	
FST	35	55	
UST	50	45	
TOTALS	1,989		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2700	03	1,810	110.6700	99.60	180,276	1978	1978	0	0	50.00	50.00												
1 DUPLEX 0% - 0 Heated Area: 1710 HX Base Yr																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/21/2023</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/21/2023	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				90,138		
TOTAL MARKET OB/XF VALUE				2,600		
TOTAL LAND VALUE - MARKET				18,500		
TOTAL MARKET VALUE				111,238		
SOH/AGL Deduction				0		
ASSESSED VALUE				111,238		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				111,238		
TOTAL JUST VALUE				111,238		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				107,170		
SALE:1:1: SALE NOT IN LINE						
PERMIT NUM						
DESCRIPTION						
AMT						
ISSUED						
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0860/0870	5/29/1998	WD	Q	I	03	40,000
GRANTOR: SUMMERS B HAYGOOD III						
GRANTEE: HUNTLEE INVESTMENTS						
0554/0156	12/01/1984	WD	Q	I	01	43,100
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
FOP= N5 W22 S5 E22\$ BAS= W22 FST= N5 W7 S5 E7\$ W7 FOP= N5W12 S5 E12\$ W12 UST= N5 W10 S5 E10\$ W10 S34 E13 FOP= E4 N3 W4 S3\$ N3 E4 S3E17 FOP= E4 N3W4 S3 \$ N3 E4 S3 E13 N34\$.						

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	0260	PAVEMENT-A	0	0	0	1.00	UT	400.00	400.00	50	0	0	3	50	200	
2	0190	FPLC PF	0	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	

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	0800	C	MULTI-FAM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							