COMM INTERS OF W R/W OF 40 FT CI
BAYA AVE, RUN SW ALONG R/W APPRO
POB, SE 217 FT, SW 210.11 FT, NW

HUNTER G W INC
1130 WEST U S HWY 90
LAKE CITY, FL 32055

2027

31-3S-17-05940-000

BUILDING CHARACTERISTICS

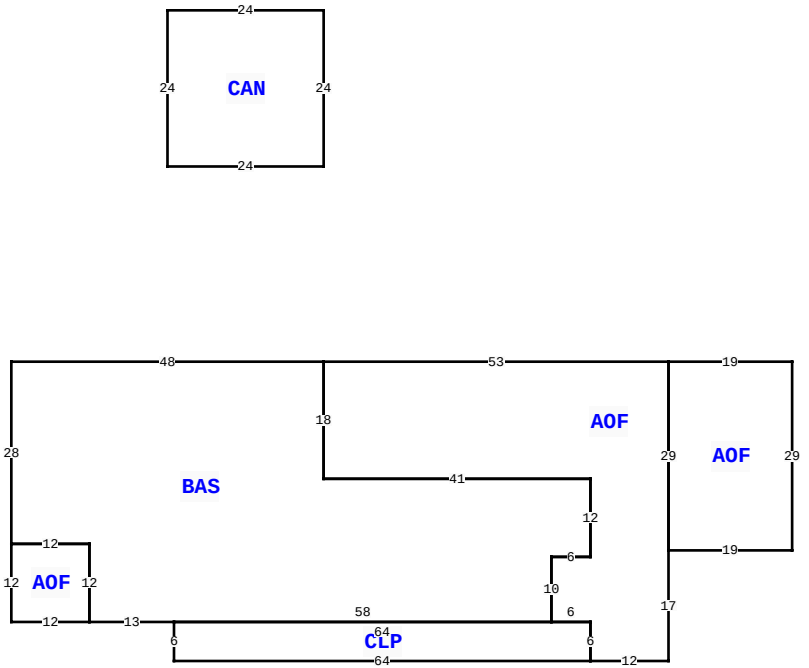
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	144	150		216	3,067
AOF	551	150		826	11,729
AOF	1,350	150		2,025	28,755
BAS	2,618	100		2,618	37,176
CAN	576	30		173	2,457
CLP	384	60		230	3,266
TOTALS	5,623			6,088	86,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	6,088	74.7400	28.40	172,899	1951	1951	0	0	0	50.00	50.00

1 WAREH STOR 0% - 0 Heated Area: 4663 HX Base Yr



1130 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0297	SHED CONCR	0	0	12	28	336.00	UT	4.00	4.00	100	1993	1993	3	100	1,344	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	5,000	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	2,500	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	86,450
TOTAL MARKET OB/XF VALUE	10,944
TOTAL LAND VALUE - MARKET	578,522
TOTAL MARKET VALUE	675,916
SOH/AGL Deduction	0
ASSESSED VALUE	675,916
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	675,916
TOTAL JUST VALUE	675,916
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	675,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1523	MAINT/ALTR	150	12/30/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S28 AOF= S12 E12 N12 W12$ E12 S12 E13 CLP= S6 E64 N6 W64$ E58 N10 E6 N12 W41 N18$ AOF= S18 E41 S12 W6 S10 E6 S6 E12 N17 AOF= E19 N29 W19 S29$ N29 W53$ PTR=N30 CAN= N24 W24 S24 E24$S30$.

LAND DESCRIPTION

TOTAL OB/XF 10,944

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	4800	C	WAREHOUSE	0		*I	0.00	0.00	60,897.00	SF		1.00	1.00	1.00	9.50	9.50	578,522							

REVIEW DATE 03/09/2026 BY JB Total Acres: 1.40 Total Land Value: 578,522 Market: 0 Agricultural: 0 Common: 578,522 PRINTED 11/16/2026 BY SYS