

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

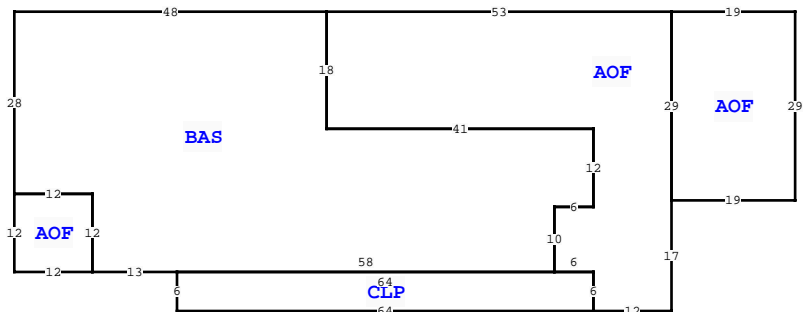
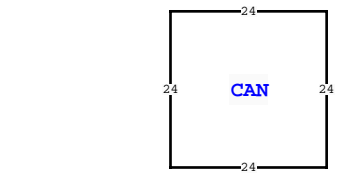
HUNTER G W INC
 1130 WEST U S HWY 90
 LAKE CITY, FL 32055

2026

31-3S-17-05940-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 WAREHOUSE/DISTRB		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	144	150	
AOF	551	150	
AOF	1,350	150	
BAS	2,618	100	
CAN	576	30	
CLP	384	60	
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		
1	WAREH STOR	0%	- 0		Heated Area: 4663					HX Base Yr			



1130 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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			86,450
TOTAL MARKET OB/XF VALUE			10,944
TOTAL LAND VALUE - MARKET			578,522
TOTAL MARKET VALUE			675,916
SOH/AGL Deduction			1,909
ASSESSED VALUE			674,007
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			674,007
TOTAL JUST VALUE			675,916
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			612,734

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\$.

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

LAND DESCRIPTION		TOTAL OB/XF														10,944								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							