COMM NE COR OF NE1/4 OF SW1/4, R
W 60.21 FT FOR POB, CONT W 529.9
NE ALONG R/W 357.27 FT, SE 408.6

HUNTER G W INC
P O BOX 958
LAKE CITY, FL 32056

2026

31-3S-17-06256-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		14 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

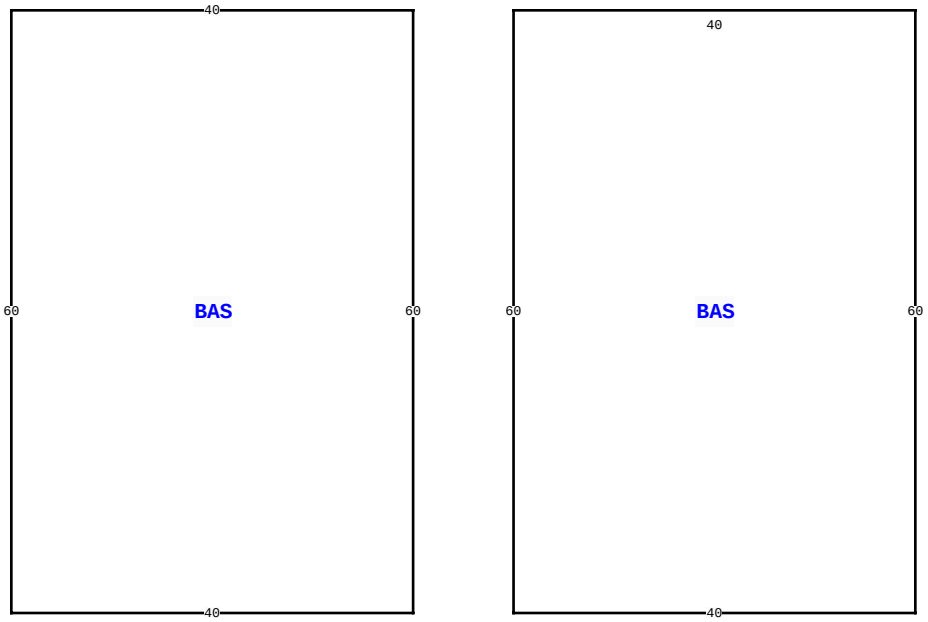
DOR CODE	4800	WAREHOSE/DISTRB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	35,592
BAS	2,400	100		2,400	35,592
TOTALS	4,800			4,800	71,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	4,800	74.1600	29.66	142,368	1980	1980	0	0	0	50.00	50.00

1 WAREH STOR 0% - 0 Heated Area: 4800 HX Base Yr



433 SW ARLINGTON BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	71,184
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	39,900
TOTAL MARKET VALUE	111,084
SOH/AGL Deduction	0
ASSESSED VALUE	111,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,084
TOTAL JUST VALUE	111,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
301/406	3/27/1973	WD	U	I	11	43
GRANTOR: BISHOP W E SR						
GRANTEE: HUNTER GEORGE W						
298/230	1/16/1973	WD	Q	I	01	2,957
GRANTOR: BISHOP W E SR						
GRANTEE: HUNTER GEORGE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S60 E40 N60$ PTR= E50BAS= W40 S60 E40 N60$ W50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	357.00	278.00	2.28	AC		1.00	1.00	1.00	17,500.00	17,500.00	39,900							

REVIEW DATE 08/23/2016 BY DF Total Acres: 2.28 Total Land Value: 39,900 Market: 0 Agricultural: 0 Common: 39,900 PRINTED 05/08/2026 BY SYS