COMM SE COR NE1/4 OF NE1/4, RUN
30 FT TO W R/W TURNER RD FOR POB
N 165.57 FT, E 286.19 FT TO W R/

GREEN STAR MANAGEMENT LLC
P O BOX 2352
LAKE CITY, FL 32056

2026

33-3S-16-02440-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

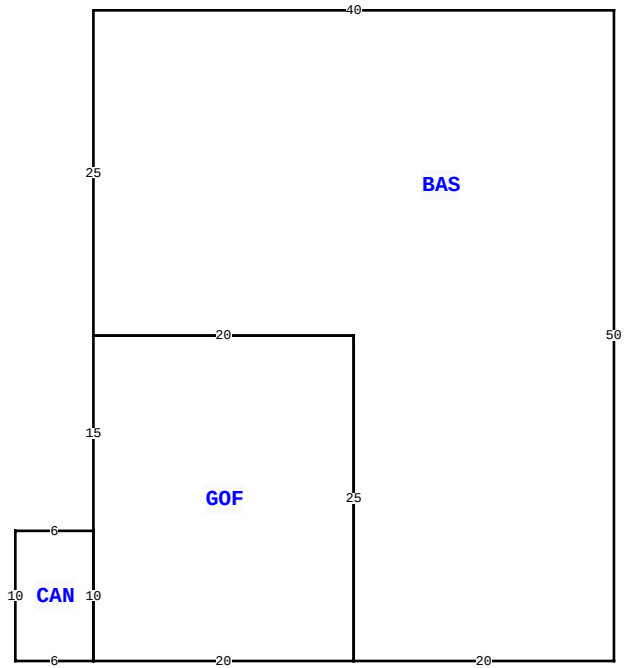
DOR CODE	4800	WAREHOSE/DISTRB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	32,886
CAN	60	30		18	395
GOF	500	185		925	20,280
TOTALS	2,060			2,443	53,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	2,443	91.3500	36.54	89,267	1990	1990	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 2000 HX Base Yr



356 NW TURNER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	53,560
TOTAL MARKET OB/XF VALUE	2,200
TOTAL LAND VALUE - MARKET	97,574
TOTAL MARKET VALUE	153,334
SOH/AGL Deduction	12,645
ASSESSED VALUE	140,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,689
TOTAL JUST VALUE	153,334
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1292/2755	4/17/2015	WD	Q	I	01	145,000
GRANTOR: TODD L HUNT & DEBRA H						
GRANTEE: GREEN STAR MANAGEME						
0736/0869	11/30/1990	WD	Q	V		20,000
GRANTOR: JOE ZAHNER						
GRANTEE: HUNT-HUNTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S25 GOF= S15 CAN= W6 S10 E6 N10$ S10 E20 N25 W20$ E20 S25 E20 N50$.

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	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	4800	C	WAREHOUSE	0		00	165.00	298.00	48,787.00	SF		1.00	1.00	1.00	2.00	2.00	97,574							

REVIEW DATE 06/20/2023 BY JB Total Acres: 1.12 Total Land Value: 97,574 Market: 0 Agricultural: 0 Common: 97,574 PRINTED 05/08/2026 BY SYS