COMM SW COR OF E1/2 OF SW1/4,
RUN N 805.67 FT TO N R/W OF
OF US-90, E ALONG R/W 1174.64

GLEASON PLACE CENTER ASSOCIATES
3948 3RD ST, # 311
JACKSONVILLE BEACH, FL 32250

2026

36-3S-16-02611-030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

143 NW HUTTON DR, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,112,352
TOTAL MARKET VALUE	1,112,352
SOH/AGL Deduction	0
ASSESSED VALUE	1,112,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,112,352
TOTAL JUST VALUE	1,112,352
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,086,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1360/1989	5/18/2018	WD	Q	V	01	1,000,000

GRANTOR: HUTTON GLEASON PLACE

GRANTEE: GLEASON PLACE CENTE

BUILDING NOTES

BUILDING DIMENSIONS

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	1000	C	VACANT COMME	0		CI	0.00	0.00	57,935.00	SF		1.00	1.00	1.20	16.00	19.20	1,112,352							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 1.33 Total Land Value: 1,112,352 Market: 0 Agricultural: 0 Common: 1,112,352 PRINTED 06/19/2026 BY SYS