

COMM SE COR OF SEC, RUN W
903.50 FT, N 412.44 FT TO POB,
CONT N 352.44 FT TO S R/W OF

CAROLINA C R INVESTMENTS LLC
11883 MAIDSTONE DR
WELLINGTON, FL 33414

2026

36-3S-16-02626-006
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	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	03	PART.FIN.	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		4	100
Frame	03	MASONRY	100
Story Height		16	100
RMS		4	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	07	07	
DOR CODE	2700 VEH SALE/REPAIR		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	384	110	
BAS	980	100	
BAS	1,684	100	
SFB	783	80	
TOTALS	3,831		

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MINI LUBE	0%	- 0																					
Heated Area: 3831																								
HX Base Yr																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/11/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/11/2026	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		284,404	
TOTAL MARKET OB/XF VALUE		10,955	
TOTAL LAND VALUE - MARKET		354,574	
TOTAL MARKET VALUE		649,933	
SOH/AGL Deduction		0	
ASSESSED VALUE		649,933	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		649,933	
TOTAL JUST VALUE		649,933	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		621,006	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-0506	ADDN COMM	665	04/07/2014
1744	REMODEL	90	05/10/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1301/2634	9/30/2015	WD Q	Q	I	01	850,000
GRANTOR: LOUIS L HUNTLEY ENTER						
GRANTEE: CAROLINA C R INVEST						
0825/2303	7/31/1996	WD Q	Q	I	02	350,000
GRANTOR: JAMES & DALE YARBOROU						
GRANTEE: LOUIS L HUNTLEY ENT						

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	0166	CONC, PAVMT	0	0	0	0	7,270.00	UT	1.50	1.50	100	0	0	3	100	10,905	
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W47 BAS= N5 W20 S49 E20 N44\$ S44 E32 AOF= E15 N29 W12 S17 W3 S12\$ N12 E3N17 E12 N15\$ PTR=E40 SFB= N17 E9 N19 W26 S36 E17\$ W40\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	2500	C	SRVC SHOPS	0		CI	0.00	0.00	32,234.00	SF		1.00	1.00	1.00	11.00	11.00	354,574								