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

2027

36-3S-16-02626-006

BUILDING CHARACTERISTICS

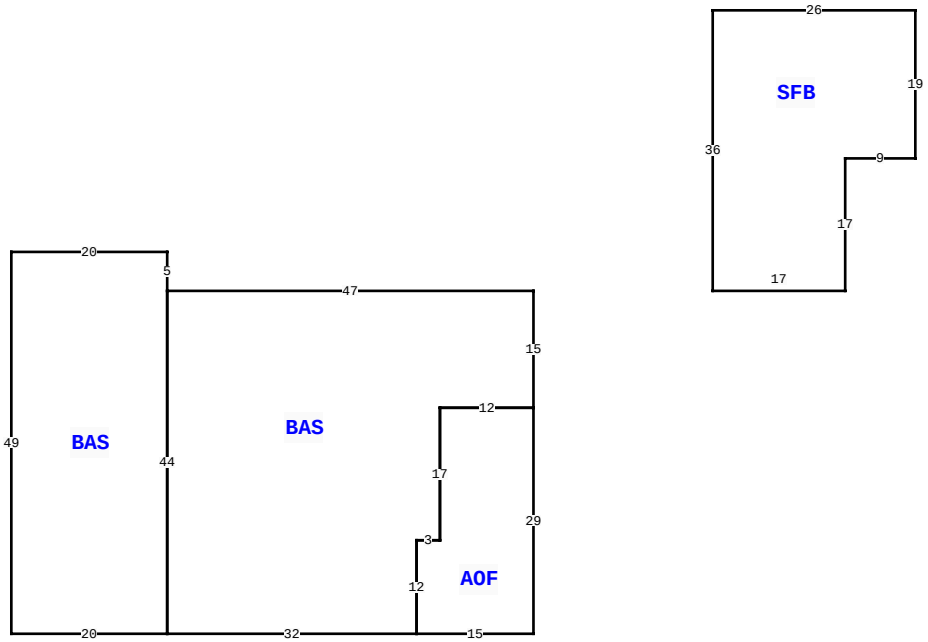
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		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	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	384	110		422	32,333
BAS	980	100		980	75,085
BAS	1,684	100		1,684	129,024
SFB	783	80		626	47,962
TOTALS	3,831			3,712	284,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6401	05	3,712	131.0093	89.09	330,702	1993	2010	0	0	0	14.00	86.00

1 MINI LUBE 0% - 0 Heated Area: 3831 HX Base Yr



1896 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

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
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	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	

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	649,933

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	I	01	850,000
GRANTOR: LOUIS L HUNTLEY ENTER						
GRANTEE: CAROLINA C R INVEST						
0825/2303	7/31/1996	WD	Q	I	02	350,000
GRANTOR: JAMES & DALE YARBOROU						
GRANTEE: LOUIS L HUNTLEY ENT						

BUILDING NOTES

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 10,955

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	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							

REVIEW DATE 03/23/2026 BY JB Total Acres: 0.74 Total Land Value: 354,574 Market: 0 Agricultural: 0 Common: 354,574 PRINTED 11/16/2026 BY SYS