BEG INTERS W LINE OF SEC & N R/W
300 FT, E 250 FT, S 300 FT TO N
FT TO POB.

HITCHCOCKS SUPERMARKET LLC
15560 N HIGHWAY 441, STE 200
ALACHUA, FL 32615

2027

36-3S-17-07463-001

BUILDING CHARACTERISTICS

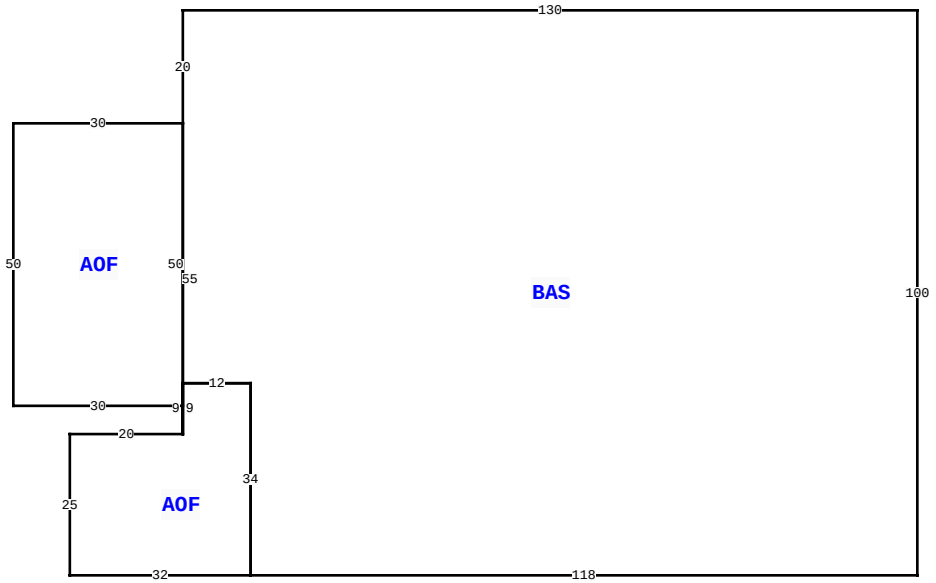
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		14 100
RMS		0 100
Stories	0	0 100
Units		3 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	908	150		1,362	24,663
AOF	1,500	150		2,250	40,743
BAS	12,592	100		12,592	228,016
TOTALS	15,000			16,204	293,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	16,204	79.4200	30.18	489,037	1978	1978	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 15000 HX Base Yr



3887 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	293,422
TOTAL MARKET OB/XF VALUE	6,200
TOTAL LAND VALUE - MARKET	46,440
TOTAL MARKET VALUE	346,062
SOH/AGL Deduction	0
ASSESSED VALUE	346,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	346,062
TOTAL JUST VALUE	346,062
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,062

SALE:1:1: AS TO TOMPKINS INTEREST ONLY

LAND:1:1: 1992 DOR STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27182	MAINT/ALTR	25	07/18/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/1413	7/26/2019	WD	Q	I	01	312,500
GRANTOR: G & W COMMERCIAL PROP						
GRANTEE: HITCHCOCKS SUPERMAR						
1129/0864	6/23/2006	WD	Q	I	01	100
GRANTOR: DIANE WHITE TRUSTEE						
GRANTEE: BISHOP & TOMPKINS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W130 S20 AOF= W30 S50 E30 N50$ S55 AOF= W20 S25 E32 N34 W12 S9$ N9 E12 S34 E118 N100$.

LAND DESCRIPTION

TOTAL OB/XF 6,200

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		00	0.00	0.00	1.72	AC		1.00	1.00	1.00	27,000.00	27,000.00	46,440							

REVIEW DATE 03/16/2020 BY CP Total Acres: 1.72 Total Land Value: 46,440 Market: 0 Agricultural: 0 Common: 46,440 PRINTED 11/16/2026 BY SYS