COMM 1426.38 FT W OF NE COR, RUN
906.31 FT, S 392.01 FT FOR POB,
N R/W SR-242, E ALONG SAID RD 22

LEGACY MANAGEMENT, LLC
331 NW KENSINGTON LN
LAKE CITY, FL 32055

2025

25-4S-16-03152-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

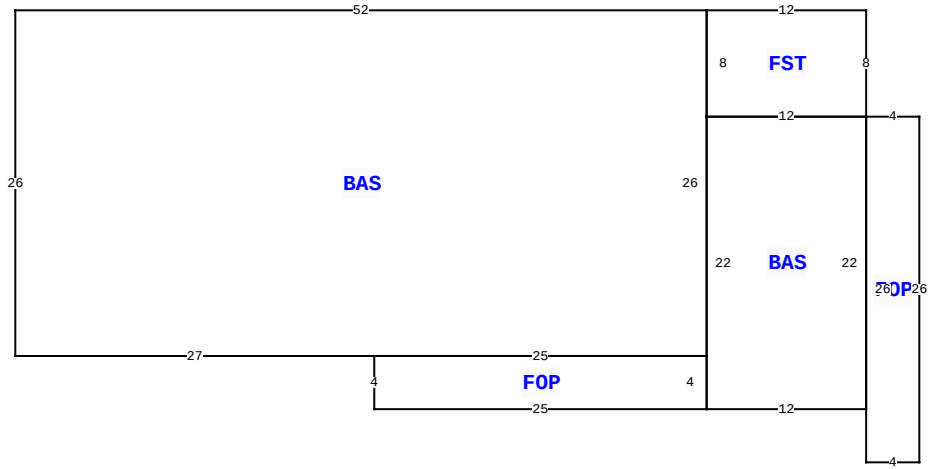
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100	264	20,058
BAS	1,352	100	1,352	102,723
FOP	100	30	30	2,280
FOP	104	30	31	2,356
FST	96	55	53	4,027
TOTALS	1,916		1,730	131,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,730	111.3280	116.89	202,220	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 1616 HX Base Yr



717 SW COUNTY ROAD 242 , 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	131,443
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	145,643
SOH/AGL Deduction	0
ASSESSED VALUE	145,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,643
TOTAL JUST VALUE	145,643
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,643

SALE:1:1: 1 ACRE WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051871	Roof Replacement	12,000	12/17/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1526/1563	10/31/2024	PR	U	I	19	100,000
GRANTOR:WILKINSON ELIZABETH M						
GRANTEE:LEGACY MANAGEMENT,						
1524/1012	9/23/2024	QC	U	I	11	100
GRANTOR:WILKINSON-COOPER PROD						
GRANTEE:WILKINSON ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

FST= W12 BAS= W52 S26 E27 FOP= S4 E25 N4 W25$ E25 N26$ S8
BAS= S22 E12 N22 W12$ E12 FOP= S26 E4 N26 W4 $ N8$.

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	1.00	UT	0.00	0.00	100	1979	1979	3	100	200	
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	50	1993	1993	3	50	300	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	0214	GRN HOUSE	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0100	C	SFR	0		*RSFMH	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 06/25/2019 BY KR Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 12/31/2024 BY SYS