N DIV: BEGIN 200 FT S OF NW COR
RUN S 80 FT, E 100 FT, N 80 FT,
TO POB. BLOCK 122.

HAWKINS JACKIE B
165 NW LONG ST
LAKE CITY, FL 32055

2026

00-00-00-12171-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03

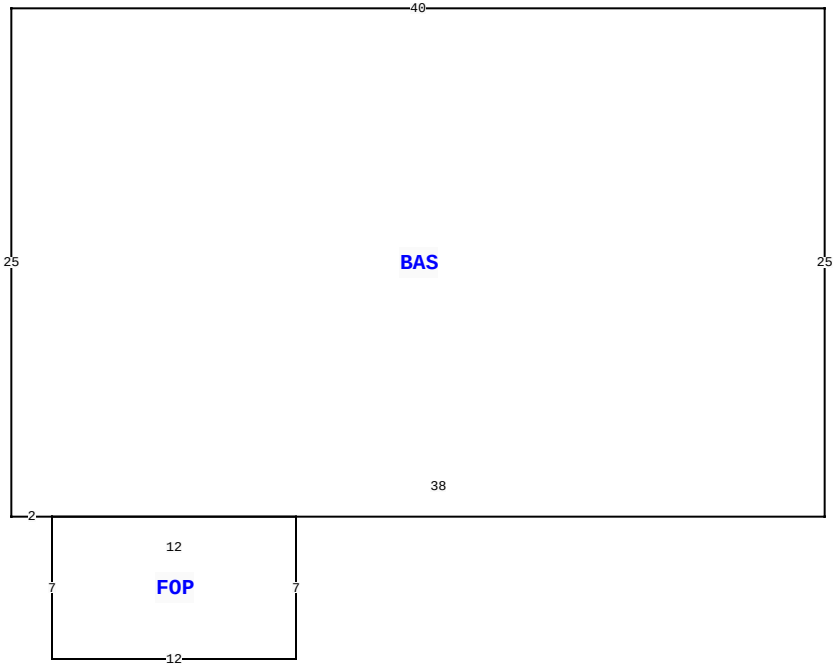
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 830317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	52,332
FOP	84	30		25	1,308
TOTALS	1,084			1,025	53,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,025	71.8848	80.51	82,523	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1000 HX Base Yr



521 NW HILTON AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	53,640
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	7,600
TOTAL MARKET VALUE	61,240
SOH/AGL Deduction	0
ASSESSED VALUE	61,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,240
TOTAL JUST VALUE	61,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1389/0813	7/17/2019	WD	U	I	12	21,000
GRANTOR: PEAK ODELL I LLC						
GRANTEE: JACKIE B HAWKINS						
1382/0647	4/04/2019	QC	U	I	11	15,000
GRANTOR: HSBC BANK USA NA						
GRANTEE: PEAK ODELL I LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S25 E2 FOP= S7 E12N7 W12$ E38 N25$.

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	0100	C	SFR	0		00	0.00	0.00	8,000.00	SF		1.00	1.00	1.00	0.95	0.95	7,600							

REVIEW DATE 11/17/2015 BY DF Total Acres: 0.18 Total Land Value: 7,600 Market: 0 Agricultural: 0 Common: 7,600 PRINTED 10/01/2025 BY SYS