W DIV: NW1/4 OF SE1/4. BLOCK A A
COMM NE COR OF S1/2 OF BLK A, W
OF HAMILTON ST 108.90 FT FOR POB

WALKER WILLIE DEON III
412 NW HAMILTON ST
LAKE CITY, FL 32025

2026

00-00-00-12281-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

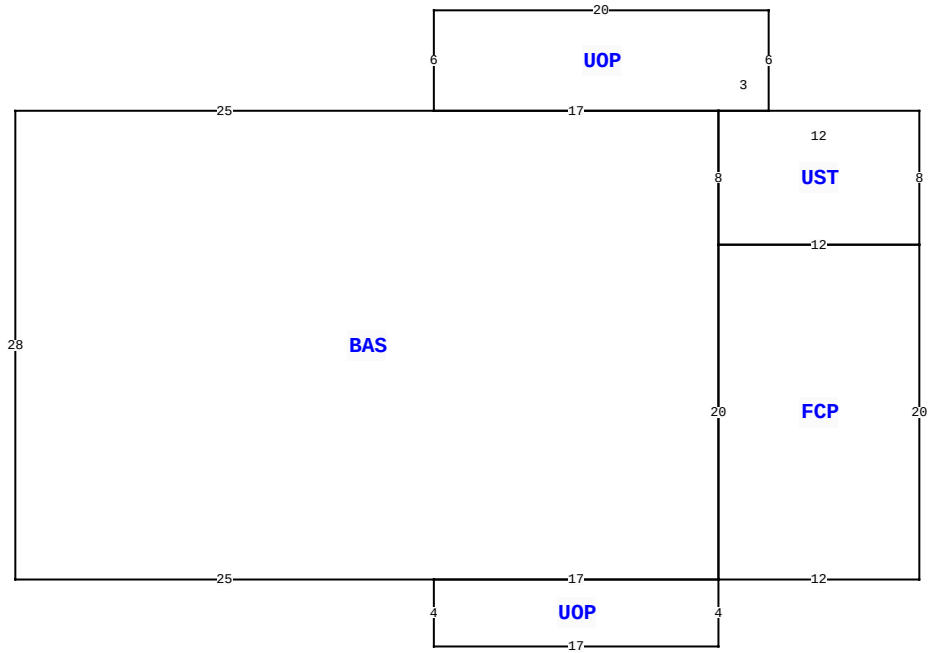
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	89,382
FCP	240	25		60	4,560
UOP	68	20		14	1,064
UOP	120	20		24	1,824
UST	96	45		43	3,268
TOTALS	1,700			1,317	100,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,317	104.4000	116.93	153,997	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1176 HX Base Yr



412 NW HAMILTON ST, 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	100,098
TOTAL MARKET OB/XF VALUE	1,050
TOTAL LAND VALUE - MARKET	9,975
TOTAL MARKET VALUE	111,123
SOH/AGL Deduction	0
ASSESSED VALUE	111,123
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,123
TOTAL JUST VALUE	111,123
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/1608	9/30/2025	WD	Q	I	01	185,000
GRANTOR: KNOWLES BRIAN W						
GRANTEE: WALKER WILLIE DEON						
1521/1225	8/16/2024	WD	Q	I	01	125,000
GRANTOR: MATCHETT CARA EVONE						
GRANTEE: KNOWLES BRIAN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S28 E25 UOP= S4 E17N4 W17$ E17 FCP= E12 N20 W12 S20$ N20 UST= E12 N8 W12 S8$ N8 UOP= E3 N6 W20 S6 E17$ W17$.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	300	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	150	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,050

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		*RSF	-3 0.00	0.00	10,500.00	SF		1.00	1.00	1.00	0.95	0.95	9,975							

REVIEW DATE 11/19/2024 BY TP Total Acres: 0.24 Total Land Value: 9,975 Market: 0 Agricultural: 0 Common: 9,975 PRINTED 11/19/2025 BY SYS