

HOOK MYRTLE
192 NW LEGACY CT
LAKE CITY, FL 32055

06-3S-17-04860-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																							
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY										STANDARD																																																																
Exterior Wall		06	BD/BATTEN 100		0100	01	1,853	107.9610	120.92	224,065	1978	1978	0	0	35.00	65.00	Tax Group: 3										Tax Dist:																																																																
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 0										Heated Area: 1652										HX Base Yr										BUILDING MARKET VALUE										145,642																																														
Roof Cover		03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE										9,650																																																								
Interior Wall		05	DRYWALL 100																						TOTAL LAND VALUE - MARKET										39,690																																																								
Interior Floo		14	CARPET 100																						TOTAL MARKET VALUE										170,125																																																								
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction										78,614																																																								
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE										91,511																																																								
Bedrooms		3	100																						TOTAL EXEMPTION VALUE										HX HB SX WX										89,557																																														
Bathrooms		2	100																						BASE TAXABLE VALUE										1,954																																																								
Frame		01	NONE 100																						TOTAL JUST VALUE										194,982																																																								
Stories		1.5	1.5 100																						NCON VALUE										0																																																								
Architectual		05	CONV 100																						INCOME VALUE																																																																		
Units		0	100																						PREVIOUS YEAR MKT VALUE										194,982																																																								
Condition Adj		03	03 100																																										XF0B:3:1: SUNBELT MH																																														
Kitchen Adjus		01	01 100																																										BLDG:2:1: SUNBELT MH																																														
Quality		05	05																																																														PRMT:1:1: 14X72																										
DOR CODE		5000	IMPROVED AG																																																																																								
MAP NUM			MKT AREA																																																																																								
NEIGHBORHOOD/LOC		6317.00	1.00/																																																																																								
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR																																									TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS		1,092	100																																										1,092	85,829																																													
FDU		256	60																						154	12,104																																																																	
FOP		156	30		47	3,694																																																																																					
FUS		560	100		560	44,015																																																																																					
TOTALS		2,064			1,853	145,642																																																																																					
EXTRA FEATURES		192 NW LEGACY CT, LAKE CITY																									BLD DATE										LGL DATE																																																		04/15/2025				
												XF DATE										LAND DATE										09/26/2023										SPF																																																	
												INC DATE										AG DATE																																																																					
L N	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																																																																											
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400																																																																											
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50																																																																											
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200																																																																											
5	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800																																																																											
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																																																											
LAND DESCRIPTION										TOTAL OB/XF										9,650																																																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000																																																																										
2	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000																																																																										
3	5700	A	TIMBER 4	0		00	0.00	0.00	3.67	AC		1.00	1.00	1.00	227.00	227.00	833																																																																										
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	3.67	AC		1.00	1.00	1.00	7,000.00	7,000.00	25,690																																																																										
REVIEW DATE	08/11/2015	BY	DF	Total Acres: 5.67		Total Land Value: 14,833		Market: 25,690		Agricultural: 833		Common: 14,000		PRINTED 11/17/2025 BY SYS																																																																													