COMM SW COR OF NW1/4 OF NW1/4,
RUN E 300 FT FOR POB, CONT E
300 FT, NE 348.17 FT, W 300

HOOK DOUGLAS W JR
107 NW LEGACY CT
LAKE CITY, FL 32055

2026

06-3S-17-04860-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

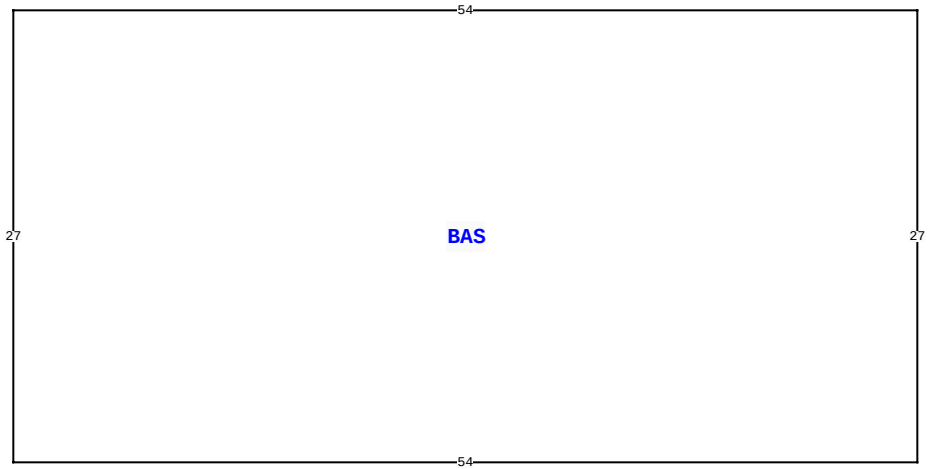
DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	6317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100		1,458	36,188
TOTALS	1,458			1,458	36,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,458	103.4100	62.05	90,469	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1458 HX Base Yr



107 NW LEGACY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	36,188
TOTAL MARKET OB/XF VALUE	3,350
TOTAL LAND VALUE - MARKET	17,100
TOTAL MARKET VALUE	56,638
SOH/AGL Deduction	4,805
ASSESSED VALUE	51,833
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,833
TOTAL JUST VALUE	56,638
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0842/0290	7/08/1997	WD	Q	V	01	0

GRANTOR: HOOK

GRANTEE: HOOK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S27 E54 N27$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,350

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	0700	C	MISC RES	0		A-1	0.00	0.00	2.28	AC		1.00	1.00	1.00	7,500.00	7,500.00	17,100							

REVIEW DATE 08/11/2015 BY DF Total Acres: 2.28 Total Land Value: 17,100 Market: 0 Agricultural: 0 Common: 17,100 PRINTED 11/17/2025 BY SYS