LOT 69 & E1/2 OF LOT 70 HI-DRI A
600-242, WD 1209-1766, DC 1267-1

HPC LEGACY LLC
414 SW WASHINGTON AV
FORT WHITE, FL 32038

2026

15-5S-16-03626-069

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LAM/VNLPLK 100
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
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

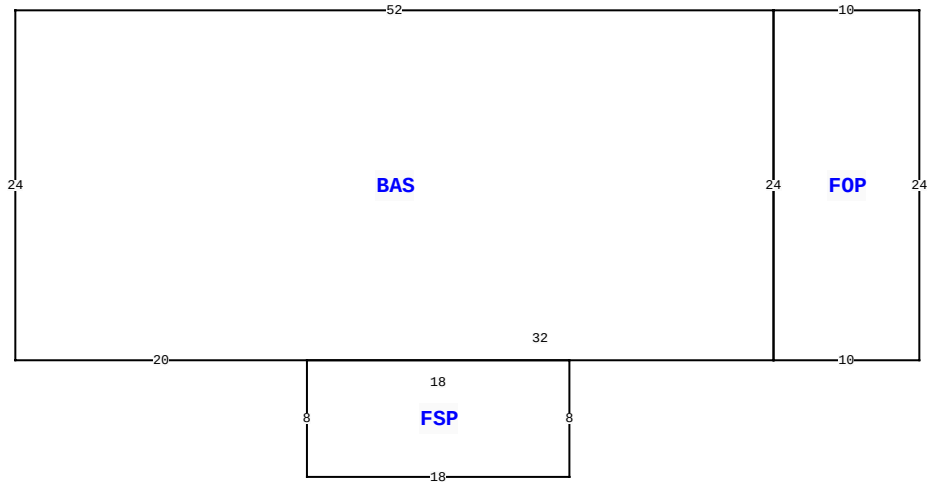
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15516.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	83,747
FOP	240	35		84	5,637
FSP	144	40		58	3,892
TOTALS	1,632			1,390	93,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,390	129.8000	122.01	169,594	1989	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1248 HX Base Yr



354 SW TARKIN TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	93,277
TOTAL MARKET OB/XF VALUE	11,300
TOTAL LAND VALUE - MARKET	38,520
TOTAL MARKET VALUE	143,097
SOH/AGL Deduction	0
ASSESSED VALUE	143,097
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,097
TOTAL JUST VALUE	143,097
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/1323	12/02/2022	WD	Q	I	01	152,000
GRANTOR: HERNANDEZ MERCEDES						
GRANTEE: HPC LEGACY LLC						
1346/1062	10/16/2017	WD	Q	I	01	41,000
GRANTOR: ELAINE R LEWIS						
GRANTEE: MERCEDES HERNANDEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W52 S24 E20 E32 N24 $
FOP=[ORIG=0,24] E10 N24 W10 S24 $
FSP=[ORIG=-32,24] S8 E18 N8 W18 $
.

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	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	0	20	18	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
5	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 11,300

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	0200	C	MBL HM	0			0.00	0.00	3.21	AC		1.00	1.00	1.00	12,000.00	12,000.00	38,520							

REVIEW DATE 12/13/2022 BY ME Total Acres: 3.21 Total Land Value: 38,520 Market: 0 Agricultural: 0 Common: 38,520 PRINTED 11/21/2025 BY SYS