LOT 7 COUNTRY ACRES S/D.

431-248, 640-174, 642-281, 749-1

26 AV LEGACY VENTURES LLC
7901 4TH STREET NORTH STE 300
ST. PETERSBURG, FL 33702

2026

25-4S-16-03122-007

BUILDING CHARACTERISTICS

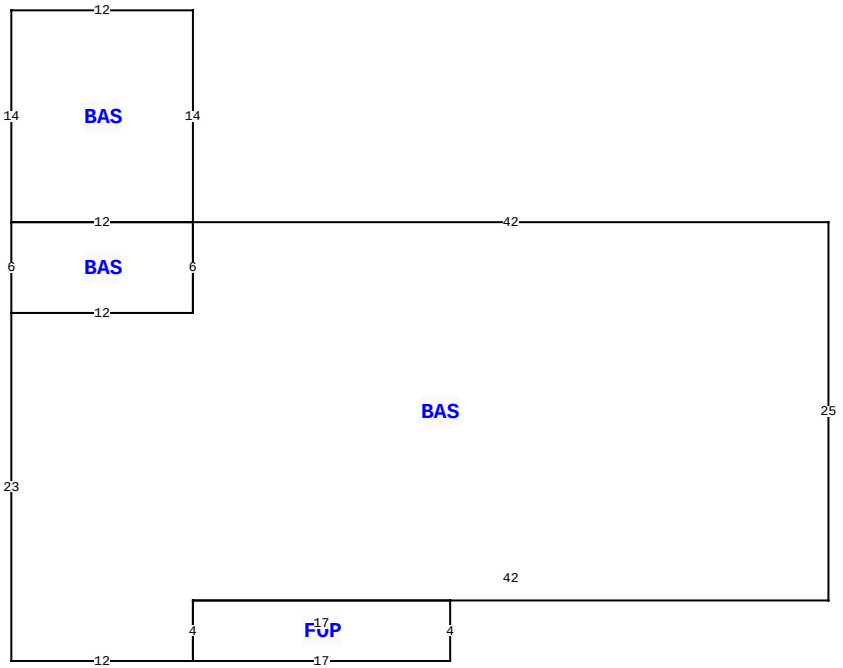
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		25416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	6,439
BAS	168	100		168	15,023
BAS	1,326	100		1,326	118,580
FOP	68	30		20	1,789
TOTALS	1,634			1,586	141,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,586	122.8437	137.58	218,202	1978	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1566 HX Base Yr



190 SW BURNETT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0294	SHED WOOD/	0	0	12	12	144.00	UT	2.50	2.50	100	1993	1993	3	100	360	
4	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	141,831
TOTAL MARKET OB/XF VALUE	2,660
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	166,991
SOH/AGL Deduction	0
ASSESSED VALUE	166,991
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,991
TOTAL JUST VALUE	166,991
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048672	Roof Replacement	14,400	11/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/2561	4/06/2023	WD	Q	I	01	176,500
GRANTOR: CATHEY DEBORAH RUTH						
GRANTEE: 26 AV LEGACY VENTUR						
1435/782	4/05/2021	WD	Q	I	01	155,000
GRANTOR: MOORE HOLLY M						
GRANTEE: CATHEY DEBORAH RUTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 BAS= N14 W12 S14 E12$ BAS= W12 S6 E12N6$ S6 W12 S23 E12 FOP= E17 N4 W17 S4$ N4 E42 N25$.

LAND DESCRIPTION

TOTAL OB/XF 2,660

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	100.00	424.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 12/04/2023 BY JS Total Acres: 0.97 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/19/2025 BY SYS