

AKA LOT 21 HAWKS RIDGE ACRES
UNREC: BEG SW COR OF NE1/4 OF
NW1/4, RUN N 1319.10 FT TO

TOOKER WAYNE L/TOOKER LISA G
240 SE LADUKE CT
LAKE CITY, FL 32024

2026

35-6S-17-09859-821



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		02
NEIGHBORHOOD/LOC	35617.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	69,959
TOTALS	1,188			1,188	69,959

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,188	113.9000	107.07	127,199	2006	2006	0	0	45.00	55.00
1 MANUF 1 100% - 2022 Heated Area: 1188 HX Base Yr 2022											
27 44 4427											
BAS											
44											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2006
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2006	3	100	1,200	
2013	3	100	800	
	3	100	7,000	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	6.53	AC	1.00
2	9630	C	SWAMP	100			0.00	0.00	5.00	AC	1.00

TOTAL OB/XF											9,000	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
A-1	0.00	0.00	6.53	AC		1.00	1.00	0.80	6,000.00	4,800.00		
	0.00	0.00	5.00	AC		1.00	1.00	1.00	270.00	270.00		
Total Acres: 11.53			Total Land Value: 32,694				Market: 0			Agricultural: 0		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		69,959	
TOTAL MARKET OB/XF VALUE		9,000	
TOTAL LAND VALUE - MARKET		32,694	
TOTAL MARKET VALUE		111,653	
SOH/AGL Deduction		28,511	
ASSESSED VALUE		83,142	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		32,420	
TOTAL JUST VALUE		111,653	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		111,653	

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / V RSN CD SALE PRICE
0937/2644	10/10/2001	WD Q	V 19,500

GRANTOR: SUWANNEE INVESTMENT C
GRANTEE: WAYNE & LISA TOOKER

BAS=	W44	S27	E44	N27\$.
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BUILDING NOTES			

BUILDING DIMENSIONS			