

N DIV: BEGIN 200 FT S OF NW COR  
 RUN S 80 FT, E 100 FT, N 80 FT,  
 TO POB. BLOCK 122.

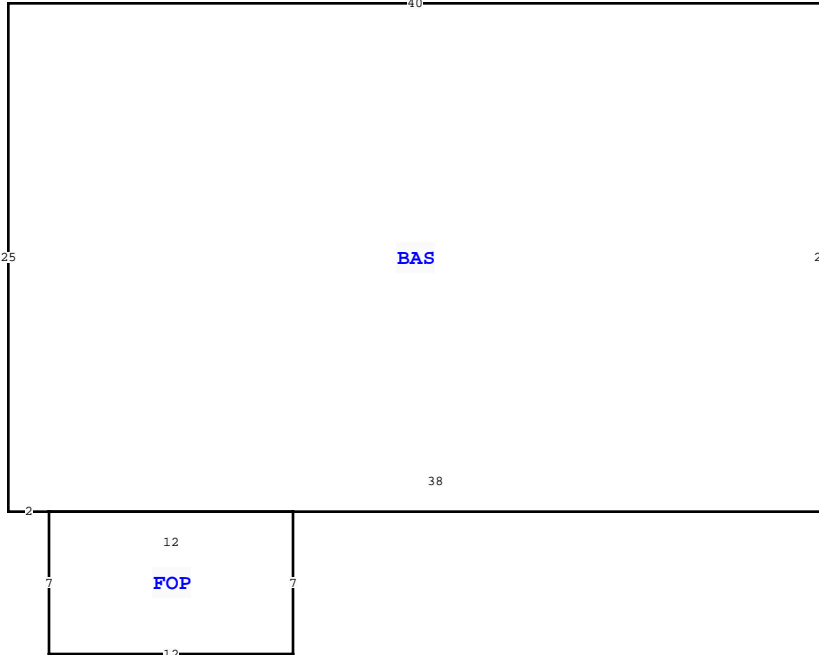
HAWKINS JACKIE B  
 165 NW LONG ST  
 LAKE CITY, FL 32055

2026

00-00-00-12171-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
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	01	01 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,025	71.8848	80.51	82,523	1980	1980	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 1000 HX Base Yr													



Quality	03	03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	830317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	52,332
FOP	84	30		25	1,308
TOTALS	1,084			1,025	53,640

521 NW HILTON AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			53,640
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			65,640
SOH/AGL Deduction			1,982
ASSESSED VALUE			63,658
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			63,658
TOTAL JUST VALUE			65,640
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			61,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/0813	7/17/2019	WD	U	I	12	21,000
GRANTOR: PEAK ODELL I LLC						
GRANTEE: JACKIE B HAWKINS						
1382/0647	4/04/2019	QC	U	I	11	15,000
GRANTOR: HSBC BANK USA NA						
GRANTEE: PEAK ODELL I LLC						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W40 S25 E2 FOP= S7 E12N7 W12S E38 N25S.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	8,000.00	SF		1.00	1.00	1.00	1.50	1.50	12,000							