W DIV: LOT 3 BLOCK 24 MOODIE SUB
COMM AT SE COR OF BLOCK 24, RUN
POB, RUN W 105 FT, N 52.5 FT, E

HOOK LAURA
247 NW LEGACY CT
LAKE CITY, FL 32055

2026

00-00-00-12481-000

BUILDING CHARACTERISTICS

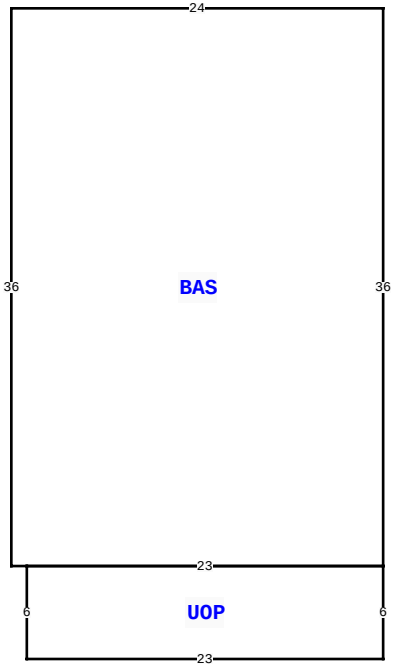
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.160	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	100,084
UOP	138	20		28	3,244
TOTALS	1,002			892	103,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	892	121.6800	136.28	121,562	1935	2010	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2022 Heated Area: 864 HX Base Yr



306 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	103,328
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	21,499
TOTAL MARKET VALUE	124,827
SOH/AGL Deduction	0
ASSESSED VALUE	124,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,827
TOTAL JUST VALUE	124,827
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0478	MAINT/ALTR	122	09/01/2020
17-0849	REMODEL	0	10/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1338	12/21/2021	WD	Q	I	05	295,000
GRANTOR: CEE-BAS INCORPORATED						
GRANTEE: HOOK LAURA						
1345/1049	10/03/2017	WD	U	I	37	50,000
GRANTOR: JERRY C WILKS						
GRANTEE: CEE-BAS INCORPORATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S36 E1 UOP= S6 E23 N6 W23$ E23 N36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1700	C	1STORY OFF	0		00	0.00	0.00	3,675.00	SF		1.00	1.00	0.90	6.50	5.85	21,499							

REVIEW DATE 11/18/2020 BY ME Total Acres: 0.08 Total Land Value: 21,499 Market: 0 Agricultural: 0 Common: 21,499 PRINTED 06/23/2026 BY SYS