BEG SW COR OF S1/2 OF NW1/4 OF N
FT, E 413.85 FT, S 332.32 FT, S
348.18 FT, W 300 FT TO POB.

HOOK LAURA D
192 NW LEGACY CT
LAKE CITY, FL 32055

2027

06-3S-17-04860-001

BUILDING CHARACTERISTICS

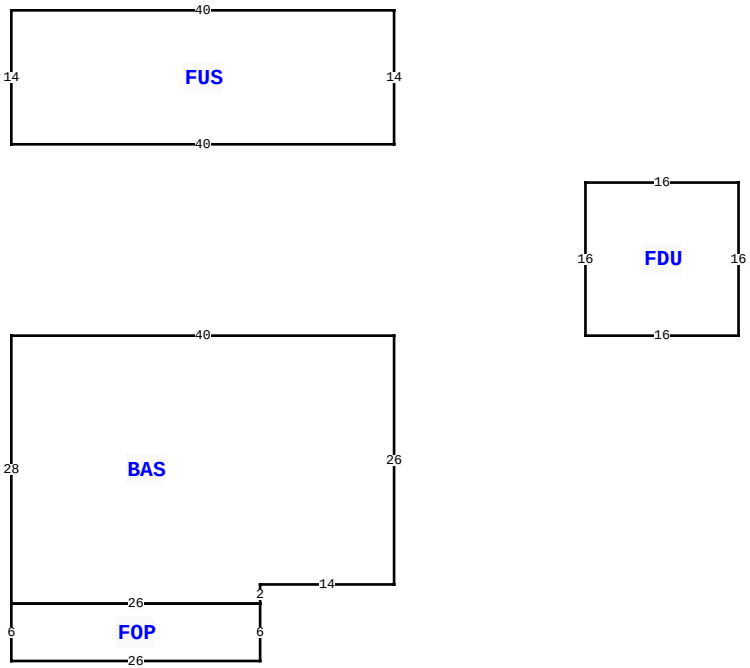
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	6317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100		1,092	84,296
FDU	256	60		154	11,888
FOP	156	30		47	3,628
FUS	560	100		560	43,229
TOTALS	2,064			1,853	143,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,853	107.9610	118.76	220,062	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1652 HX Base Yr



192 NW LEGACY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	09/26/2023 SPF

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		143,040
TOTAL MARKET OB/XF VALUE		9,650
TOTAL LAND VALUE - MARKET		51,030
TOTAL MARKET VALUE		171,523
SOH/AGL Deduction		77,057
ASSESSED VALUE		94,466
TOTAL EXEMPTION VALUE	HX HB SX WX	91,817
BASE TAXABLE VALUE		2,649
TOTAL JUST VALUE		203,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,322

XFOB:3:1: SUNBELT MH
BLDG:2:1: SUNBELT MH
PRMT:1:1: 14X72

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056825	Mobile Home		10/21/2026
6877	M H	60	02/23/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/1417	8/04/2026	WD	U	I	11	100
GRANTOR: HOOK MYRTLE						
GRANTEE: HOOK LAURA D						
1420/2260	9/28/2020	LE	U	I	14	100
GRANTOR: MYRTLE G HOOK (ENH LI						
GRANTEE: LAURA D HOOK (RMDR)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S28 FOP= S6 E26 N6 W26$ E26 N2 E14 N26$ PTR= N20
FUS= N14 W40 S14 E40$ S20$ PTR=E20 FDU= E16 N16 W16 S16$W20$.

LAND DESCRIPTION

TOTAL OB/XF 9,650

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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	5700	A	TIMBER 4	0		00	0.00	0.00	3.67	AC		1.00	1.00	1.00	227.00	227.00	833							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	3.67	AC		1.00	1.00	1.00	9,000.00	9,000.00	33,030							

REVIEW DATE 08/11/2015 BY DF Total Acres: 5.67 Total Land Value: 18,833 Market: 33,030 Agricultural: 833 Common: 18,000 PRINTED 11/17/2026 BY SYS